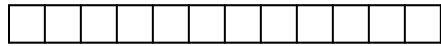


E V A BOUHASSIRA
A R C H I T E C T P C



50 HAMILTON AVENUE HASTINGS-ON-HUDSON NY10706
Eva.Bouhassira.Architect@gmail.com PH 914-478-1223 FAX 866-290-9786

March 11 2021

**Members of the Zoning Board of Appeals
Village of Hastings on Hudson
7 Maple Avenue
Hastings on Hudson NY 10706**

GRINBERG RESIDENCE 62 EUCLID AVENUE

Dear Members of the Zoning Board of Appeals,

Thank you for reviewing our application at the February 25th 2021 meeting. The case was adjourned and we are resubmitting a revised version.

Firstly, we'd like to extend an invitation to all members of the board to visit the site and get a real world feel for it. You can do that at any time, without notifying the homeowners. Just walk up the driveway until you reach the gate, and enter through the gate. If anyone should be present, please adhere to social distancing and masking guidelines. We have set up a mockup and the proposed paved space is delineated.

When Eugene and Julie purchased their dream home in 2019, it was with an eye towards the size of both the house and the open space in the backyard, so they could accommodate both indoor and outdoor gatherings for their immediate family, extended family, and friends. The Grinbergs have included a letter where you can read more about it.

The case was adjourned due to an aversion to the proposed patio size. Since the last meeting, we've made numerous changes to the application. We've reduced the extent of newly proposed paved areas and we have also removed existing paved areas to minimize lot coverage and proposed paving in the side yard.

The explanations are grouped into two categories:

- Additional information regarding the proposed outdoor area
- New information regarding the neighborhood character

ADDITIONAL PROJECT INFORMATION

As discussed during the February meeting, the owners will dismantle the existing patio and walkways in front of the house. The front patio will be replaced by grass, and the walkways will be remade in gravel and/ or mulch. These are garden paths primarily intended for access to flower beds.

Since the new dining area is of an irregular shape, it's hard to judge its size by a single dimension. Therefore we provided a floor plan showing several detailed dimensions that illustrates that the size is functionally appropriate, please see Schematic 1 / Dwg. A-4

To further facilitate the board's understanding of the area, we have included diagrams to illustrate how the outdoor areas are equivalent in size to the dining room and the living room inside the house, please see Schematic 3 / Dwg. A-4.

Furthermore, please review Schematic 2 / Dwg. A-4, which illustrates that the area serves multiple purposes. In addition to outdoor cooking and dining, it allows for flow through walking passages, most of which are frequented daily. The list below enumerates the various uses of these paths:

- Between the kitchen and outdoor cooking space
- From the patio to the side of the house (taking out trash and recycling)
- Access to Bilco door (use or emergency)
- A passage between the garage and the kitchen (car access and groceries).
- There are basement window wells alongside the house wall which have to be skirted
- There's a passageway to the south side of the house. This passageway has been made narrower and is now only 4 feet wide. Since walkways, not exceeding four feet in width, are allowed per 295-20.C (2), the variance requested for paving in the side yard doesn't include it.
- The variance only concerns the patio portion which has been reduced to just 64 square feet.

In the last meeting, it was discussed whether or not the seating area should be considered permeable. The composition of the pavement being 2x4 bluestones at 3" apart provides for void areas of 16.3% which exceeds values of readily available permeable pavers. As you can see in the attached chart, the Unilock pavers range from 5.8% to 11.8% of void space. Please see Schematic 4 / Dwg. A-4.

Lastly, we can turn to the (significantly reduced) portion of the new paved area protruding into the side yard. This area is now smaller than the existing protrusion of the current wood deck. One could ask why we do not give up this particular portion entirely. The answer lies in the architectural intent. The pavers now stop at the point where the house transitions from two stories to the one-story porch. Even the current wood deck, which isn't authentic, runs the entire length of the house, e.g. 58 feet, although it's too shallow to be practical (it varies from 6 to 13 feet). The front masonry porch likewise runs the entire length of the main house.

I'd like to suggest that patio is a misnomer for this installation. It should more appropriately be called a terrace. The terrace acts as an architectural base and complements the massing of the house. We're

looking at a stately, tall, and architecturally well-preserved home, built in 1911. Other large Colonial, Tudor or Mediterranean style homes, many with stucco and stone facades and built around that time, often included ground terraces. These can be extensive, tiered, and include balusters and staircases. Some can be found in this very neighborhood. Although this house didn't come with large open grounds, nonetheless its character is very much of the period.

Simply referring to a source as basic as Wikipedia entry tells us this is relevant: *"A terrace is an external, open, flat area in either a landscape (such as a garden) or near a building. Ground terraces are used primarily for leisure activity such as sitting, strolling, or resting. Terraces are often used for private residences. In the early part of the 20th century, architects Henry and Theodore Hubbard argued that the basic function of a terrace was as an interesting base of an even more interesting building. Catherine Dee (Form and fabric in landscape architecture) has noted that the terrace is most commonly used to link the structure to the landscape and as an extension of living space. As nouns, the difference between terrace and patio is that terrace is a platform that extends outwards from a building while patio is a paved outside area, adjoining a house, used for dining or recreation.*

In conclusion, having an architecturally appropriate terrace which forms a base proportionate to the house will enhance the setting, in addition to affording the family the practical outdoor space which they seek.

DATA ANALYSIS FOR VICINITY OF 62 EUCLID AVENUE

Since the board requested data analysis, so as to place their decision on a firm and rational footing, we set out to provide a thorough study of the area. We included data regarding lots within the typical 300 feet of the subject property. We rounded it up by including all properties on the block bordered by Euclid, Pleasant, Calumet and Villard in order to get a more complete sense of how someone could perceive the area.

Although in general lot coverage is an important parameter, patios and decks are a somewhat unique part of this category because they cannot be seen by passerby from the street.

Previously, we classified the existing wood deck as a paved area because it's level with the yard. Upon further consideration, since the deck has a block foundation and framing underneath, it's been moved to the building/ structure coverage category. This doesn't affect the overall developmental coverage.

Table A shows the code-required data, organized geographically. The parameters are compared to 62 Euclid Avenue both in its current existing state, and as proposed in the revised version.

The neighborhood contains lots and homes of varying sizes, some large and some small. There are houses that are "the right size" for their lots, they fit well proportionally to the size of the land, and others, which are over- or under-sized for their lots. Even though the majority of lots in the area are the required 10,000 SF for the zone R-10, there is still great variation. The first thing we were able to ascertain is that, for whatever reason, in comparison to other properties, this lot is too small for the house, e.g. the house is

too big for the lot. This is the situation that the homeowners inherited when they purchased the property, and it cannot be changed.

Tables B1, B2, B3 and B4 are sorted by house size, lot size, building coverage and developmental coverage and show that the house is relatively large while the lot is relatively small, resulting in high building and developmental coverage.

The question is: is it fair to the homeowners that their outdoor area should be limited by the facts above? There's enough open space because the lot is deep, and the backyard area is private, out of sight from the street.

In **Table C** we sorted the information by a criterion which doesn't appear in code, yet is commonsensical. The question is, given a house of certain size, how can we logically determine the appropriate extent of its outdoor recreation area? Is there a correlation between the two? If we look at the square footage of the outdoor recreation areas (either patios or decks), in comparison to the footprints of the houses in the area, we can see that the existing deck is small and the proposed terrace is reasonable in size compared to the outdoor areas which surround neighboring houses. A number of houses are encircled by a generous proportion of outdoor surfaces. For example, one of the immediate neighbors has a very large patio, which isn't detrimental in any way.

Turning to square footage, since the length and width of the proposed terrace were of concern at the last review board, we have listed the sizes of other patios and decks in the vicinity. You can see that there are other large (some even larger than what we propose) patios, decks and terraces. The proposed dimensions are not dissimilar to some. The functional duality of the terrace containing dining and seating areas has its equivalent in several neighboring properties, which have 2 or even 3 decks, patios or terraces.

The ZBA often looks at cases which are irregular and renders carefully considered decisions based on specific circumstances, facts, and details. Since **the proposed coverage is now only 0.4 % or 46 SF more than the existing coverage**, we hope that after a thorough evaluation the board can render a favorable decision in this case.

We believe that the proposed changes will not produce an undesirable change nor do they have an adverse impact on the physical or environmental conditions in the neighborhood. The changes are in character with nearby properties. Due to the size and configuration of the house and lot, this benefit cannot be achieved by feasible alternatives, and the difficulty is not self-created as the owners purchased this property in this state. Therefore, we respectfully request your approval.

Thank you for your review and consideration.

Respectfully submitted,
Eva Klein Bouhassira, RA

Yevgeniy (Eugene) and Dr. Yuliya (Julie) Grinberg

62 Euclid Ave

Hastings On Hudson, NY 10706

eugene11grinberg@gmail.com

646-712-3512

March 11th, 2021

Members of the Zoning Board of Appeals

Village of Hastings on Hudson

7 Maple Avenue

Hastings on Hudson, NY 10706

Dear Members of the Zoning Board of Appeals,

We would like to thank you for reviewing our application to improve the quality of our outdoor living.

To quickly introduce ourselves, we are Julie and Eugene with our kids Clara and Robert, 11 and 7. Our families have immigrated to NYC from the former Soviet Union in the early 1990s where we have lived until making the move to Hastings in 2019.

There are two key goals that we are trying to achieve with this project.

First is to remodel the yard with consideration for our large extended family, who recently relocated to the River Towns as well to be near us. Our home has long served as the anchor for family get-togethers, both small and big. Our family who visits multiple times a week includes Julie's twin sister and her family, Eugene's brother and his family, and Eugene's mother who has recently lost her husband and has now sold her home in Brooklyn and moved to Irvington in order to be close to her sons. Between our three families, we have 7 children, all of whom are close in age and play together regularly.

Our own childhoods and adulthoods were spent in cramped apartment buildings. This home is the result of years of hard work and generational sacrifices that have helped fulfil a longtime goal of owning a spacious place to comfortably and safely accommodate our close-knit family and group of friends. We would also like to create a space where our neighbors and the new friends that our children make in this community could continue to gather and build life-long relationships.

As importantly, with this project we are looking to rethink the outdoor space with consideration for longer term pandemic-era social distancing guidelines. As per recent NYT (No 'Covid Zero,' but Normalcy¹) and Nature (The coronavirus is here to stay — here's what that means²) articles, "Nature asked more than 100 immunologists, infectious-disease researchers and virologists working on the coronavirus whether it could be eradicated. Almost 90% of respondents think that the coronavirus will

¹ <https://www.nytimes.com/2021/02/24/briefing/tiger-woods-daniel-prude-death-illinois-bail.html>

² <https://www.nature.com/articles/d41586-021-00396-2>

Yevgeniy (Eugene) and Dr. Yuliya (Julie) Grinberg

62 Euclid Ave

Hastings On Hudson, NY 10706

eugene11grinberg@gmail.com

646-712-3512

become endemic — meaning that it will continue to circulate in pockets of the global population for years to come”.

We all recognize that spacious entertaining and playing areas where both adults and children can gather without crowding will continue to be necessary for the foreseeable future. Reconfiguring a fractured layout around two well-sized entertaining zones will help us to create a space where we can remove bottlenecks from existing tight and high-traffic areas and comfortably host guests while properly social distancing. Given the ongoing limitations of indoor gatherings, this remodel is an investment into the safety, security, and mental and emotional wellbeing of our community.

We appreciate your support in helping us achieve these goals and improve the quality of life for those close to us.

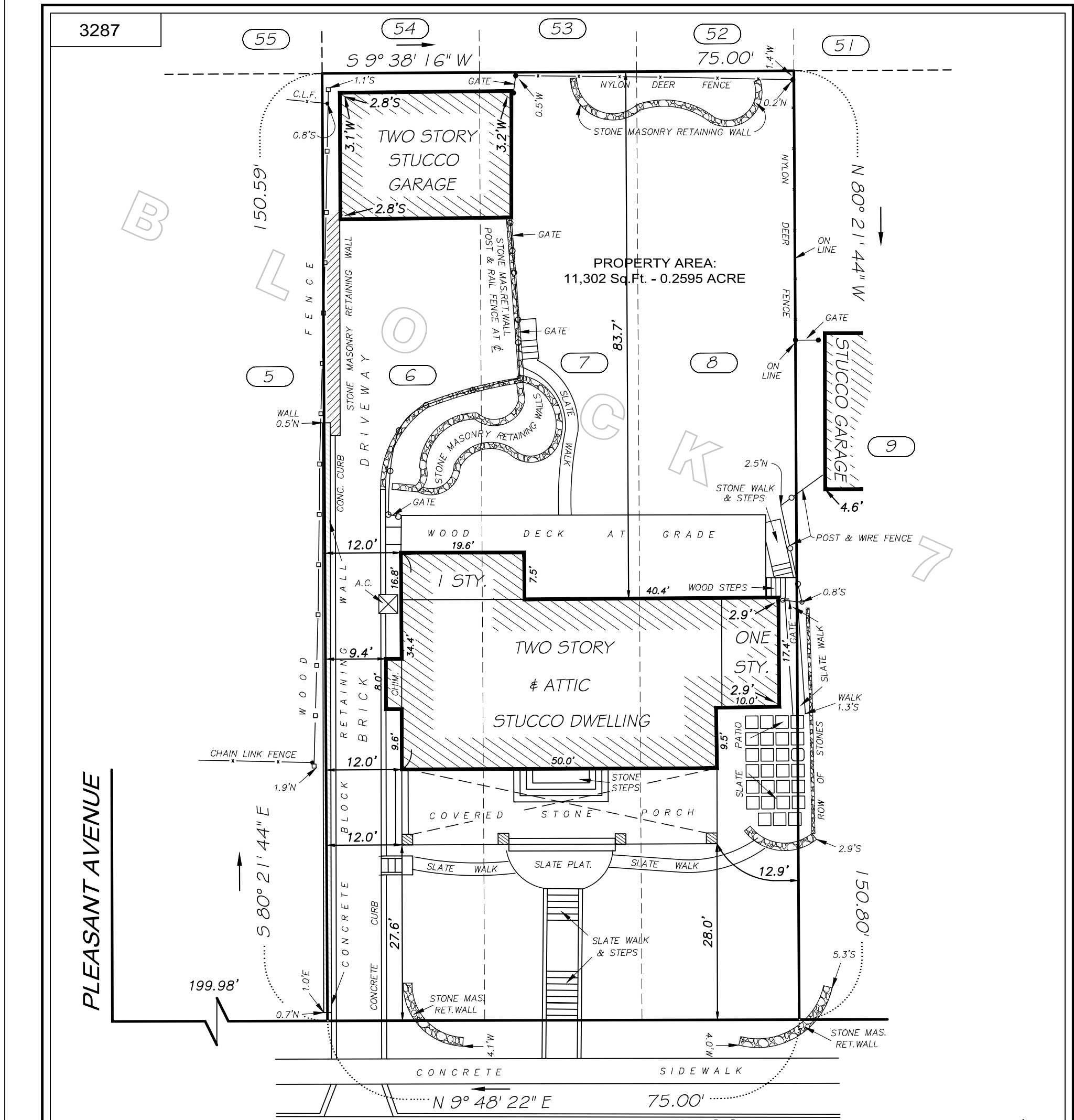
Best regards,

Julie and Eugene Grinberg

GRINBERG RESIDENCE
62 EUCLID AVENUE
HASTINGS ON HUDSON NY 10706

LIST OF DRAWINGS	
A-001.00	TITLE SHEET
A-002.00	LOCATION PLAN
A-003.00	ZONING ANALYSIS
A-004.00	FLOOR PLAN

NEW PATIO



THE PREMISES SHOWN HEREON DESIGNATED AS LOTS 6, 7 & 8 IN BLOCK 7 ON A CERTAIN MAP ENTITLED, "BLOCK NO. 3, 4, 5, 7, 8, 9 AND 10, MAP NO. 1 OF RIVERVIEW MANOR," MADE BY EARL BLOWELL, DATED SEPTEMBER 26, 1908 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS, FORMERLY THE REGISTERS OFFICE OF WESTCHESTER COUNTY ON SEPTEMBER 19, 1908 AS FILED MAP NO. 1609.

PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH / VILLAGE OF HASTINGS ON HUDSON SECTION: 4.40 BLOCK: 29 LOT: 13 PROPERTY ADDRESS: 62 EUCLID AVENUE

THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER.

THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.

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THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: EUGENE GRINBERG

SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF GREENBURGH
VILLAGE OF HASTINGS-ON-HUDSON
WESTCHESTER COUNTY
NEW YORK

SCALE: 1" = 16'
SURVEYED: MAY 9, 1996
SURVEY BROUGHT TO DATE: DECEMBER 16, 2020
SURVEY AMENDED: JANUARY 12, 2021

Link
Land Surveyors P.C.
21 Clark Place, Suite 1-6
Mahopac N.Y. 10541
Phone 845-628-5507
Fax 845-621-0013

ERIK J. LINK
NEW YORK STATE LICENSED
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LOT SBL: 4.40-29-13
SECTION 4.40 BLOCK 29 LOT 13

THE SURVEY WHICH IS BEING SUBMITTED IS "AS THE PROPERTY CURRENTLY EXISTS".

LAND SURVEY BY LINK LAND SURVEYORS
DATED JANUARY 12, 2021

SCOPE OF WORK

1. Remove existing wood deck and steps.
2. Install new stone patio and low walls as shown.

GRINBERG RESIDENCE
62 EUCLID AVENUE
HASTINGS ON HUDSON NY 10706

EVA BOUHASSIRA
ARCHITECT P.C.
50 HAMILTON AVENUE
HASTINGS-ON-HUDSON NY 10706
914-478-1223

4	03/11/2021	ZBA APPLICATION REVISED
3	01/28/2021	ZBA APPLICATION
2	12/22/2020	SCHEMATIC DESIGN
01	02/26/2020	EXISTING CONDITIONS

No.	Date	Issue Notes
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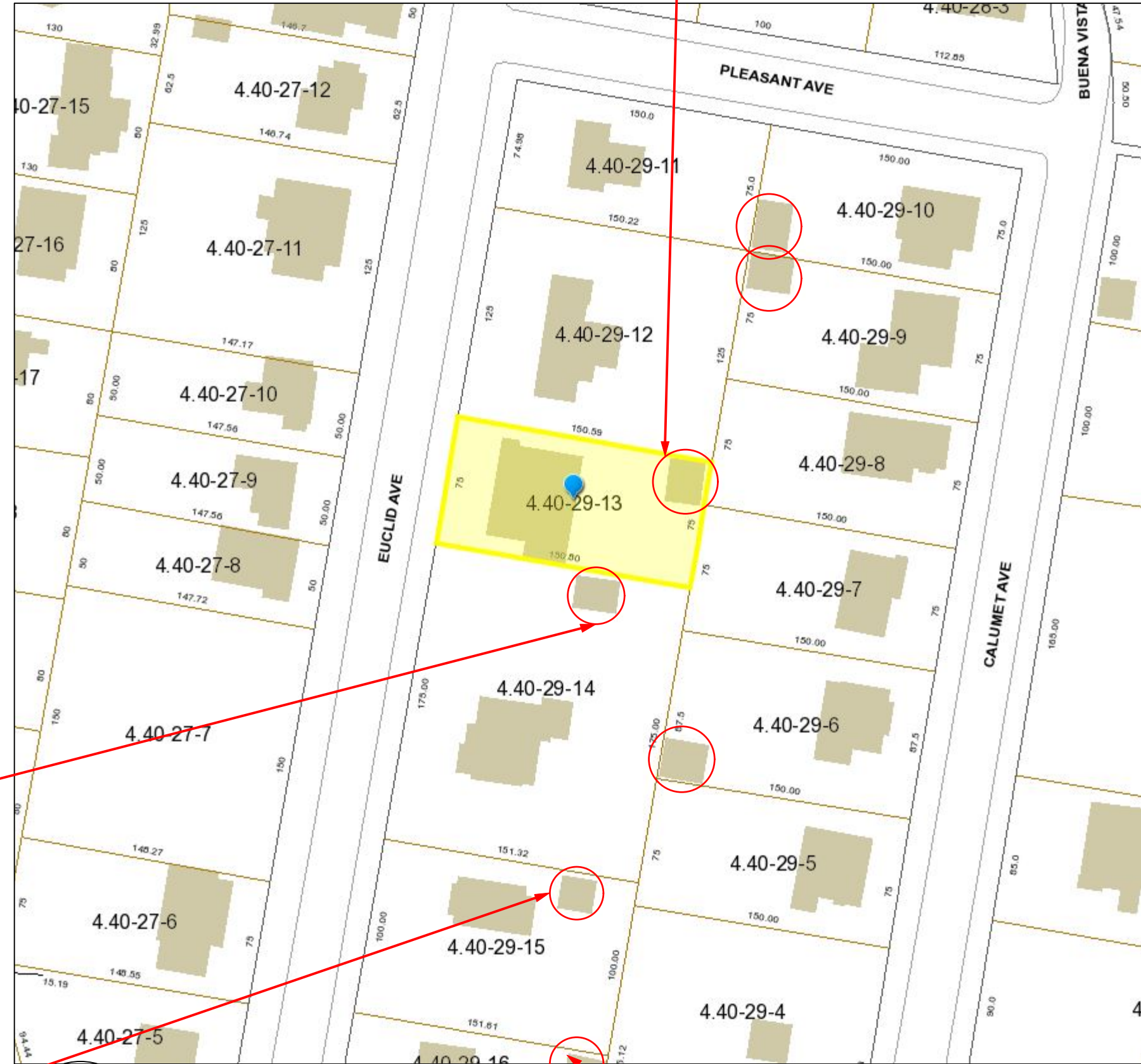
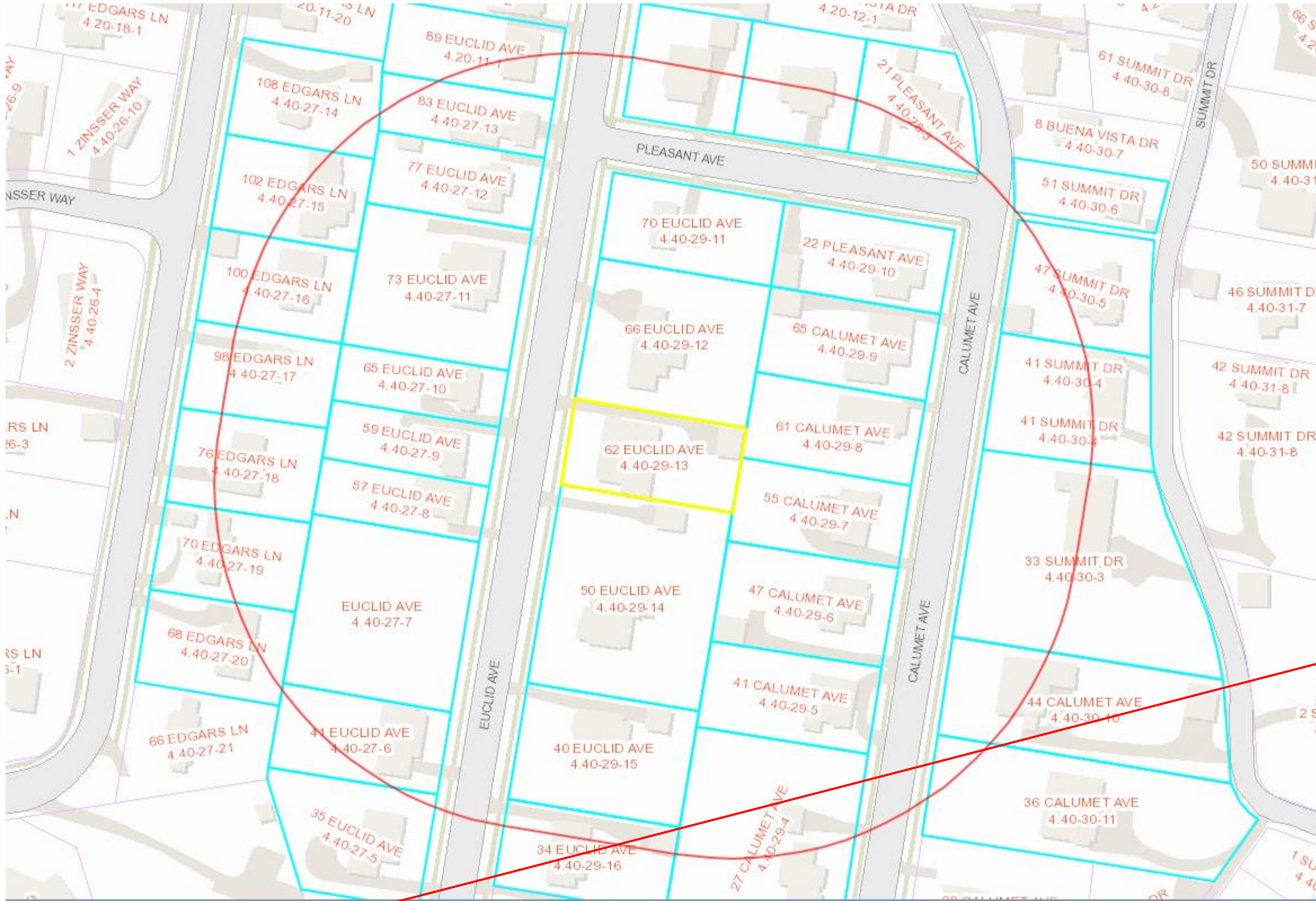
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Project ID	200220
Drawn By	ekb
Scale	As noted
Reviewed By	rse
Drawing No.	A-001
Date	02-20-2020
CAD File Name	Filename
of	9 sheets

LOCATION PLAN 62 EUCLID AVENUE

LIST OF DRAWINGS

- A-001.00 TITLE SHEET
- A-002.00 LOCATION PLAN
- A-003.00 ZONING ANALYSIS
- A-004.00 FLOOR PLAN



1 TYP. GARAGE LOCATION
SCALE 1" = 10'-0"

GRINBERG RESIDENCE
62 EUCLID AVENUE
HASTINGS ON HUDSON NY 10706

EVA BOUHASSIRA
ARCHITECT PC
50 HAMILTON AVENUE
HASTINGS-ON-HUDSON NY 10706
914-478-1223

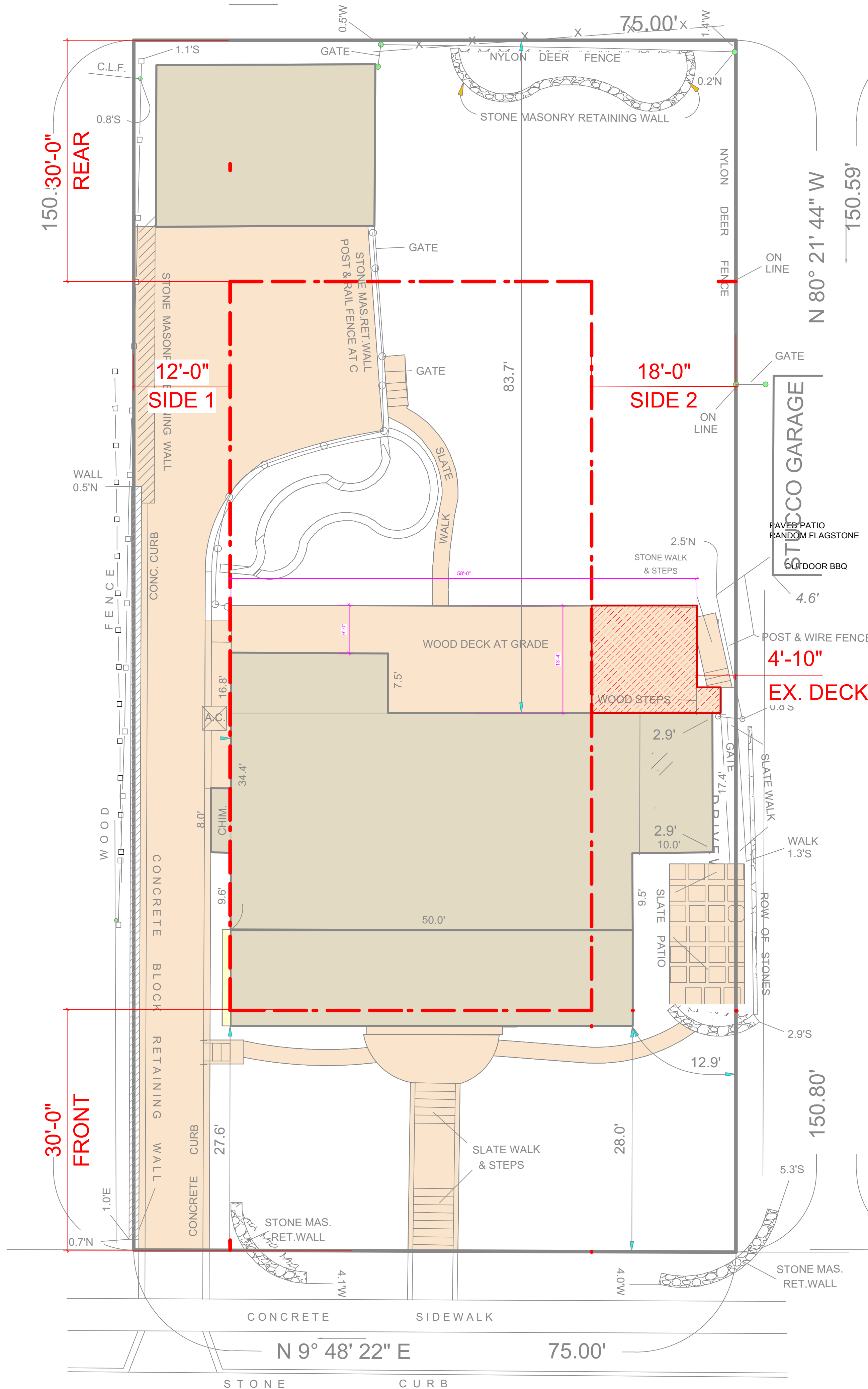
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No.	Date	Issue Notes
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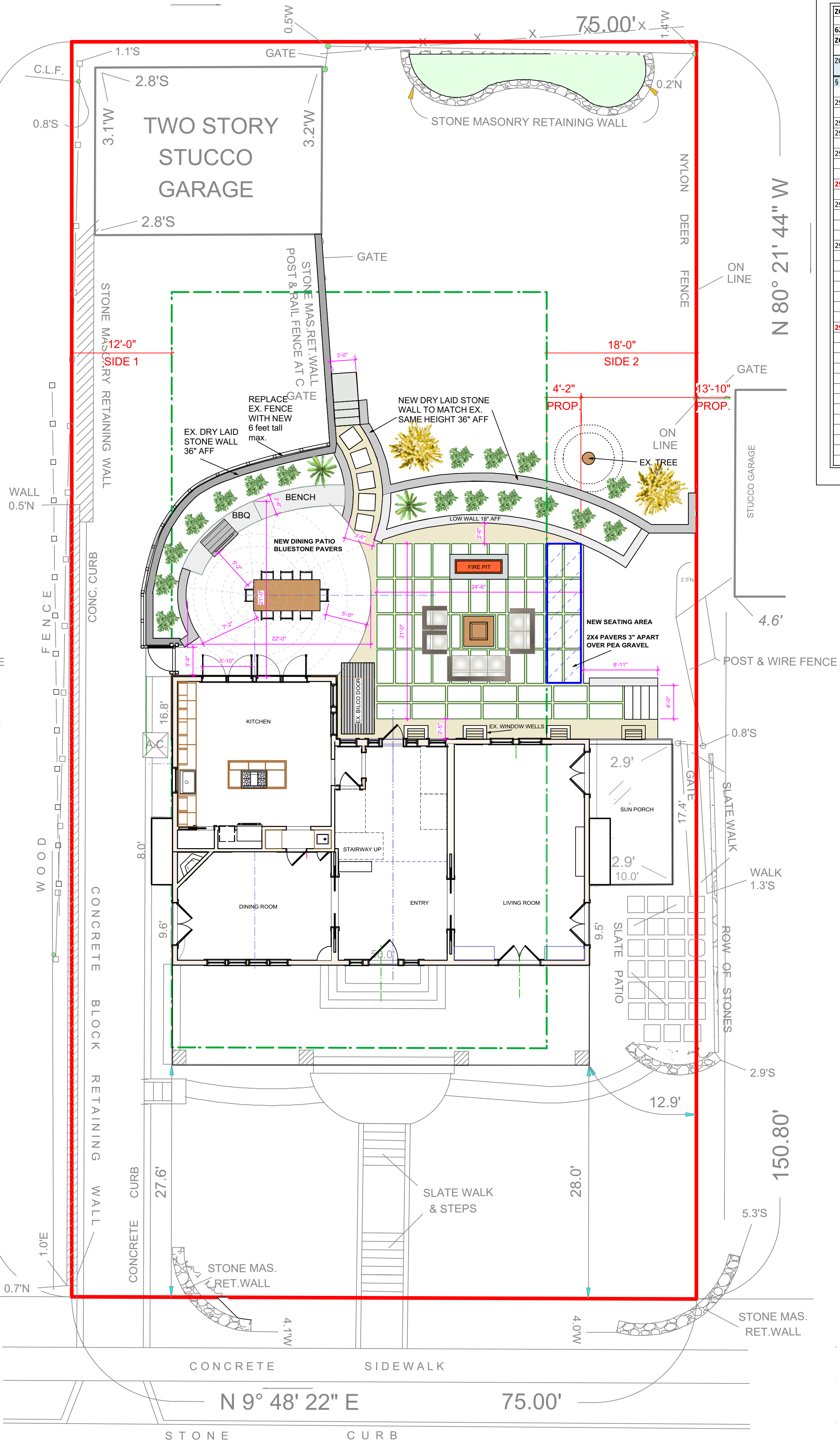
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LOCATION PLAN

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Reviewed By	rse	Drawing No.	A-002
Date	02-20-2020		of
CAD File Name	Filename		9 sheets

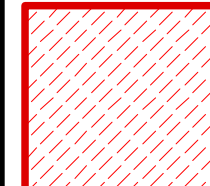


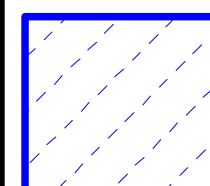
1 SITE PLAN EXISTING
SCALE 1" = 10'-0"



2 SITE PLAN PROPOSED
SCALE 1" = 10'-0"

ZONING ANALYSIS		March 11 2021			
62 Euclid Avenue		GRINBERG RESIDENCE			
ZONE R-10 Chapter 295 Article IX District Use and Area Regulation					
ZONING RULE	DESCRIPTION	CODE REQUIREMENT	EXISTING	CURRENT COMPLIANCE	PROPOSED 3/ 25 2021
9 295-68. One-Family Residence (R-10) Districts.					
295-68.E	Lot size and width	10,000 SF	11,302	complies	no change
295-68.F (1) (a)	Front yard West	100 ft wide	75 ft	complies	no change
295-68.F (1) (b)	Rear yard East	30 ft or 30% if less	27.6'	ex. non-compl.	no change
295-68.F (1) (c)	Accessory rear	8 ft	83.7'	complies	no change
295-68.F (1) (d)	Two side yards	30 ft	14.9'	ex. non-compl.	no change
	Side yard #1 North	12 ft	12'	complies	no change
	Side yard #2 South	18 ft	2.9'	ex. non-compl.	no change
295-20.C (2)	Paving in side yard	none (wood deck 184 SF)		VARIANCE	64 SF 282 SF
295-68.F (1) (d)	Max height	8 ft	2.8'	ex. non-compl.	no change
	Stories	2 1/2 story	31.5 ft	no change	no change
	Accessory	15 / 12 ft	no change	no change	no change
295-68.F (2) (a) (1)	Building coverage	25% of lot	30.88%	ex. non-compl.	25.18% lower/ still non-compl.
	house		1689		1689 no change
	front porch		609		609 no change
	garage		548		548 no change
	wood deck and steps		644		0 demo
	total		3490		2846
295-68.F (2) (a) (2)	Development coverage	35% of lot	50.81%	ex. non-compl.	51.21% INCREASE 0.4%
	structures (see above)		3490		2846
	brick driveway conc. curb		1782		1782 (15.77% of lot)
	front steps, landing		231		231
	front walkways, patio		164		0 demo
	stepping stones		75		0 demo
	back walkways, steps				
	new patio, dining, BBQ, benches				448 501
	new steps and stone path				41 46
	new terrace, seating 2x4 pavers		929 SF		440 680 1,227 SF
	total		5742		5788 INCREASE 46 SF
FAR	Not Applicable				

 EXISTING NON-CONFORMING WOOD DECK AREA

 PROPOSED PAVING IN SIDE YARD 64 SF AREA

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3	01/28/2021	ZBA APPLICATION
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No.	Date	Issue Notes
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ZONING ANALYSIS

Project Manager
eeb

Drawn By
ekb

Reviewed By
rse

Date
02-20-2020

CAD File Name
Filename

Project ID
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Scale
As noted

Drawing No.
A-003

of
9 sheets



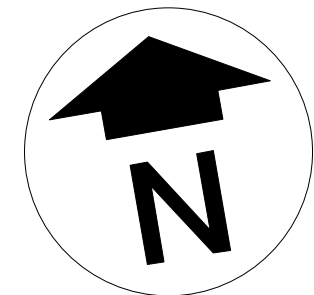
1 NEW TERRACE DIMENSIONS



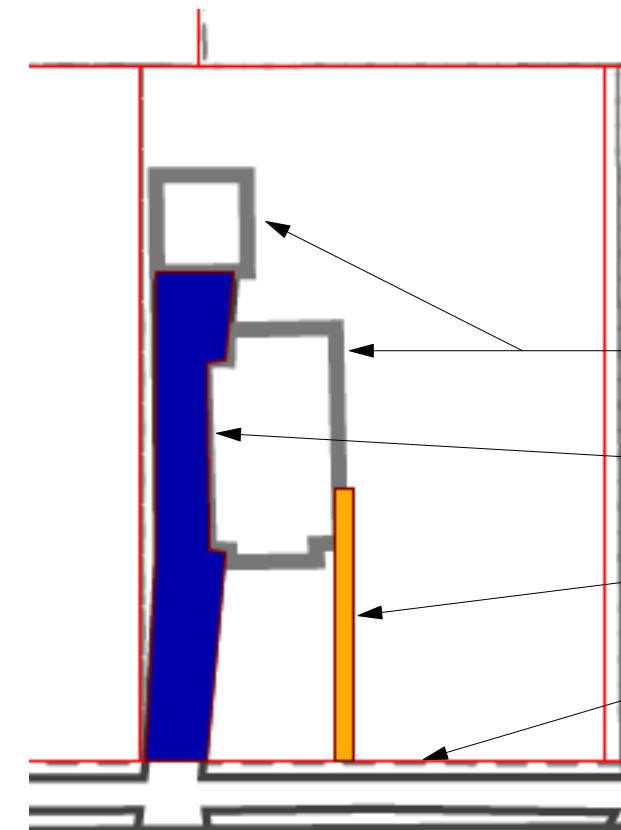
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62 EUCLID AND VICINITY STREET MAP



62 EUCLID AND VICINITY AERIAL VIEW



LEGEND

- GRAY: HOUSE OR GARAGE
- BLUE: DRIVEWAY
- YELLOW: WALKWAY
- RED: LOT LINES

GRINBERG RESIDENCE
62 EUCLID AVENUE
HASTINGS ON HUDSON NY 10706

EVA BOUHASSIRA
ARCHITECT P C
50 HAMILTON AVENUE
HASTINGS-ON-HUDSON NY 10706
914-478-1223

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3	01/28/2021	ZBA APPLICATION
2	12/22/2020	SCHEMATIC DESIGN
01	02/26/2020	EXISTING CONDITIONS

Drawing Title

AREA ANALYSIS

Project Manager	eeb	Project ID	200220
Drawn By	ekb	Scale	As noted
Reviewed By	rse	Drawn No.	A-5
Date	02-20-2020		of
CAD File Name	Filename		9 sheets

Source: Town of Greenburgh GIS and Westchester County GIS.

