

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

### Application and Procedure for Application for Variance/Interpretation/View Preservation



Case number: ..... Date of application: 4.30.20

Property owner: JOANNA RIESMAN AND MICHAEL TREMONTE

Property address: 7 ZINSSER PLACE

Name all streets on which the property is located: .....

Sheet: 4.40 Block: 26 Lot/Parcel: 8 Zoning District: R-10

Applicant: JOANNA RIESMAN AND MICHAEL TREMONTE

Standing of applicant if not owner: .....

Address: 7 ZINSSER PLACE

Daytime phone number: 917-469-9753

Fax number: .....

E-mail address: mtremonte@gmail.com

ZBA action requested for (See §295-146B & C :

☐

Use Variance/s;

☐

Interpretation;

☒

Area Variance/s;

☐

View Preservation (See §295-82)

List code sections & provisions from which the variance or interpretation is requested:

Section*	Code Provision*	Existing Condition*	Proposed Condition*
295-52	side yard setback 25'-0"		Side yard, 15' setback
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....
.....	.....	.....	.....

\*See example below:

...295-68F.1a...	.....Front Yard Min. 30 ft. deep.....	.....26.5 ft.....	.....19.5 ft.....
...295-68A.....	.....Permitted Principal Use.....	.....Single Family Home.....	.....Conversion to Dental Office.....



VILLAGE OF HASTINGS-ON-HUDSON  
Zoning Board of Appeals  
Zoning Analysis



ZONING REQUIREMENTS:

YARD SETBACKS  
(Principal Structure)

	REQUIRED	EXISTING	PROPOSED
FRONT	30'-0"	83'-0"	NO CHANGE
REAR	30'-0"	2'-0"	NO CHANGE
SIDE ONE	12'-0"	32'-0"	NO CHANGE
SIDE TWO	18'-0"	90'-0"	NO CHANGE
TOTAL OF TWO SIDES	30'-0"	122'-0"	NO CHANGE

YARD SETBACKS  
(Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR	25'-0" HOT TUB		16'-0" HOT TUB
SIDE	25'-0" HOT TUB		18'-0" HOT TUB

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	NOT APPLICABLE		
FEET			

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 SF	23,317 SF	NO CHANGE
*BLDG. COVERAGE/ % OF LOT AREA	5,829 SF, 25%	2,269 SF, 9.7%	NO CHANGE
*DEVELOPMENT COVERAGE/ % OF LOT AREA	8,161 SF 35%	3,601 SF, 15%	3,667 SF 16%

\*See Definitions of Building and Development Coverage in Section 295-5 of the Village code.

OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**			

\*\* Single Family, Two Family, Commercial, Mixed Use etc.



**VILLAGE OF HASTINGS-ON-HUDSON**  
**Zoning Board of Appeals**  
Application and Procedure for Application for  
Variance/Interpretation/View Preservation



- List any previous application or appeal filed with The Zoning Board of Appeals for this premises:

Date of Appeal	Purpose of the Appeal	Resolution if any	Date of Action
.....	.....	.....	.....
.....	.....	.....	.....

- List pending violations on this property if any:

.....  
 .....

- Is there an approved site plan for this property?: ..... ☐ (Yes) ..... ☐ (No)
- Is there an Accessory Apartment at this property?: ..... ☐ (Yes) ..... ☐ (No)
- Does this property have Boarder's Permit?: ..... ☐ (Yes) ..... ☐ (No)

- On a separate typewritten sheet of paper, state the principal points on which you are making this application. Describe the construction, addition or alteration that requires the variance. Explain why a variance is necessary and demonstrate how the variance satisfies the criteria for the type of variance (use or area) sought. The criteria for the two types of variances are attached. (If an interpretation is sought, explain the issue. If you wish you may also state your argument for how the issue should be resolved.)

Submit a flash drive and a total of three (3) copies (residential) or eight (8) copies (commercial), of the application along with the property survey showing the existing and proposed construction and all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) with required fee, to the Office of the Building Inspector, no less than four (4) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

STATE OF NEW YORK  
 COUNTY OF WESTCHESTER ss.:

I hereby depose and say that all of the above statements and statements contained in all papers I have submitted in connection with this application are true:

\_\_\_\_\_  
 Applicant

Sworn to before me this \_\_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Notary Public

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

### Application and Procedure for Application for Variance/Interpretation/View Preservation



Name : MICHAEL TREMONTE

being duly sworn, deposes and says that  
he/she resides at 7 ZINSSER WAY in the Village of Hastings-on-  
Hudson in the County of Westchester, in the State of New York, that he/she is the owner of all that certain lot,  
parcel of land, in fee, lying and being in the Village of Hastings-on-Hudson aforesaid and known and  
designated as Sheet \_\_\_\_\_ Block \_\_\_\_\_ and Lot \_\_\_\_\_ of the tax map, and that  
he/she hereby authorized DONNA GUTKIN to make the annexed  
application in his/her behalf and that the statement of fact contained in said application are true.

STATE OF NEW YORK  
COUNTY OF WESTCHESTER ss.:

Michael Tremonte  
Owner

SWORN TO BEFORE ME THIS 30<sup>th</sup> DAY  
OF April 20 20

Joanna Riesman  
Notary Public

JOANNA RIESMAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02R16218698  
Qualified in Westchester County  
Commission Expires March 8, 20 22

#### **NOTICE**

This application will not be accepted for filing unless accompanied by all necessary papers, plans and data, in  
accordance with the foregoing and as required by law.



TO: OFFICE OF THE BUILDING INSPECTOR  
CHARLES MINOZZI, JR.

FROM: JOANNA RIESMAN AND MICHAEL TREMONTE  
7 ZINSSER WAY

DATE: 4.30.20

**RE: AREA VARIANCE APPLICATION**

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**T R A N S M I T T A L**

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ENCLOSED:

1. Flash Drive containing:
  - a. (3) Site Plan / Arch Detail
  - b. (1) Site Survey
  - c. (1) Application for Building Permit
  - d. (3) Application for Variance
  - e. (1) Check (\$50.00) Building Permit
  - f. (1) Check (\$250.00) ZBA Review
  - g. (1) Hot tub Cover ASTM report and certification
  - h. (1) hot tub brochure



TO: HASTINGS ON HUDSON ZONING BOARD OF APPEALS

FROM: JOANNA RIESMAN AND MICHAEL TREMONTE  
7 ZINSSER

DATE: 4.30.20

RE: **APPLICATION FOR VARIANCE TO INSTALL HOT TUB  
AREA VARIANCE**

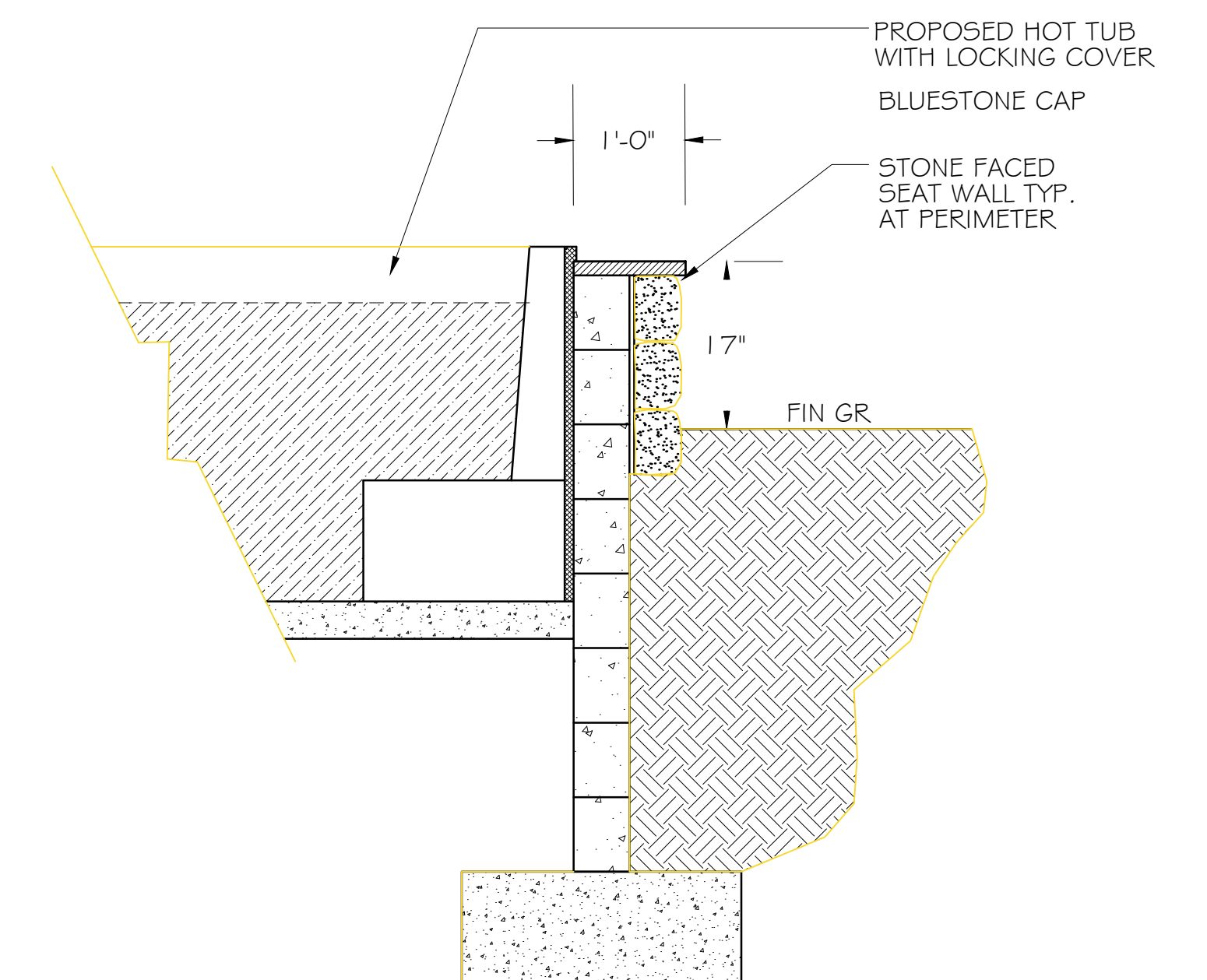
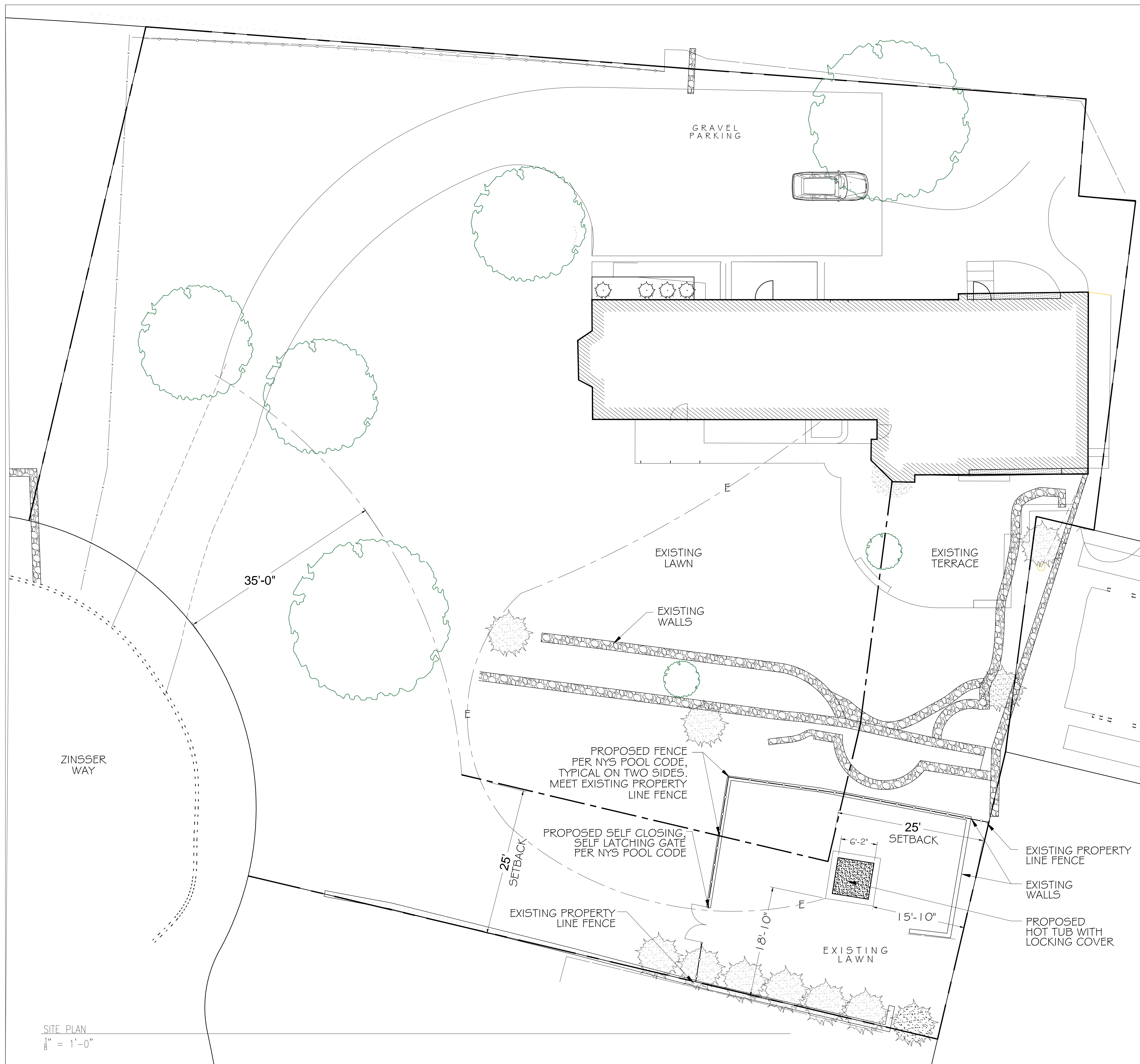
As Owners of the historic residence at 7 Zinsser Way, we hope you will consider the items below while reviewing our application for a variance to install a hot tub on our property.

- Our home was constructed in 1775, originally one of several structures that housed caretakers of a larger property. The drive to the house was from the south, from Broadway, to the west facing front facade of the house.
- When the property was divided, the driveway was relocated to the east, from Zinsser Way. Given the new driveway location, the legal 'front' of house is the south side, the new 'rear' faces north.
- The legal rear property line varies between 2' and 5' from the house, leaving no room to conform with existing pool code for pools/hot tubs to be located in the rear of the house.
- Part of the charm of our property is the beautiful old stonework on the house and the many remnants of foundation walls and stone walls on the site.
- By locating the hot tub on the 'old' rear lawn terrace, now considered the side yard, within an existing brick foundation, we are able to maintain and find new use for these wall 'remembrances' that attracted us to this property. It allows us to take advantage of the view from this part of our property while preserving the historic feel around the main house.
- Our plan shows the hot tub centered in the old brick foundation walls, forming a natural outdoor 'room' finding a new use for these walls. The location shown on the plan is 15' from the south property line, 18' from the east property line.
- Were we to move the hot tub to within the 25' setback, we would have to undermine part of the existing brick wall.

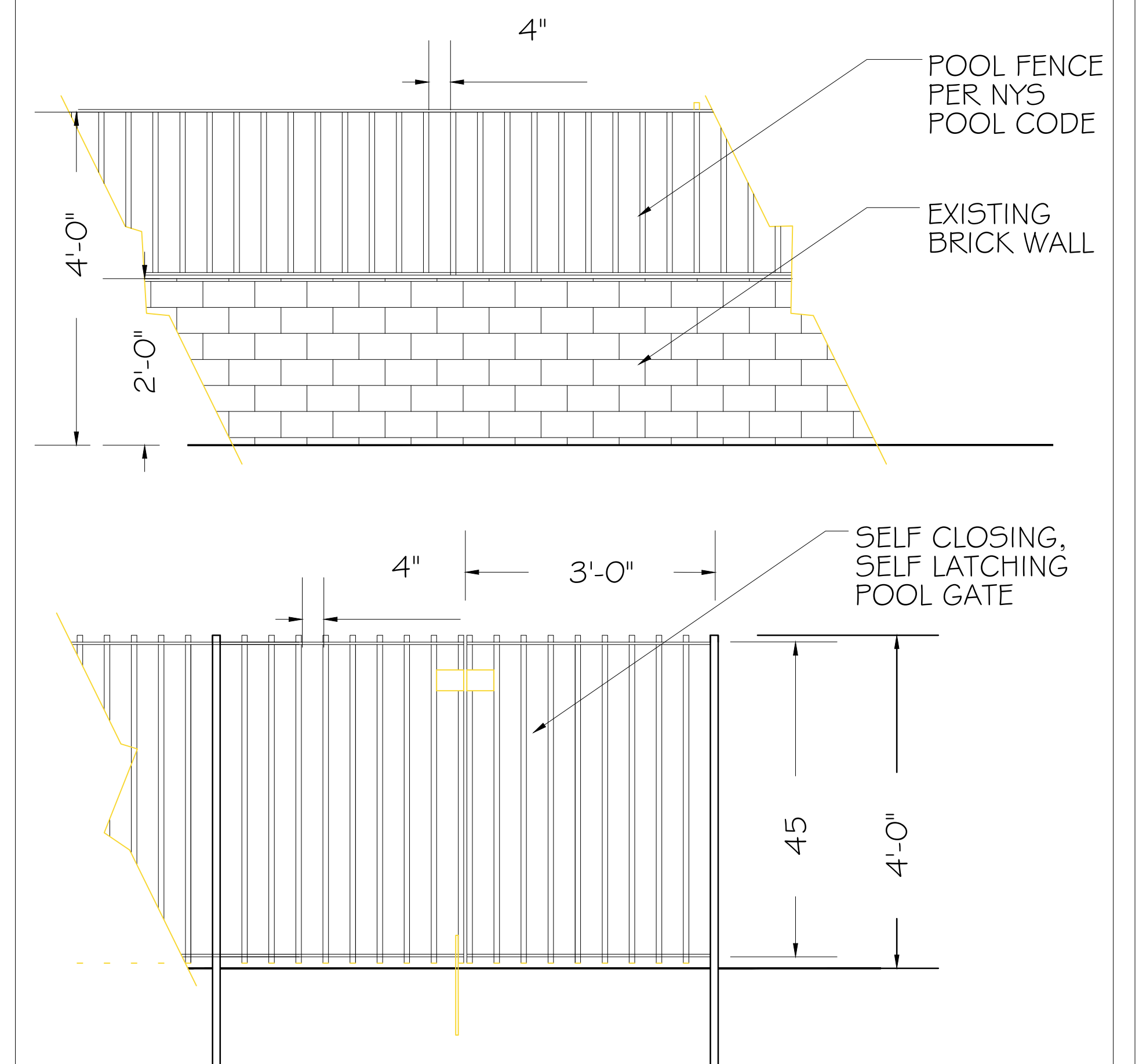
We feel this location maintains the integrity and historic value of this very unique property,

Thank you for your consideration.





HOT TUB SECTION  
3" = 1'-0"



POOL FENCE AND GATE DETAILS

<div>Riesman+Tremonte Residence</div> <div>7 Zinsser Way Hastings on Hudson, NY</div>		<div>Revisions</div> <div></div> <div></div> <div></div> <div></div> <div>No.                      Issue</div>
<div>LANDSCAPE ARCHITECT</div> <div>Donna L. Gutkin, Landscape Architect, PC</div> <div>349 Warburton Ave. Hastings on Hudson, NY 10706</div> <div>917.797.6408    donnagutkin@gmail.com</div>		<div>Drawing Title:</div> <div>HOT TUB LAYOUT</div>
		<div><div><div></div></div><div>Drawing No.</div></div>
		<div>Date: 4.30.20</div> <div>Scale: AS NOTED</div>
		HT-1.0

SITE PLAN BASED ON SURVEY PREPARED  
BY SUMMIT LAND SURVEYING, DOBBS FERRY, NY  
DATED 8.24.2016





# Smith-Emery Laboratories

*An Independent Commercial Testing Laboratory, Established 1904*

*781 East Washington Boulevard, Los Angeles, California 90021*

Project No.: 40463-1  
Lab. No. : T-11-2041

November 21, 2011

CLIENT: **Core Covers**  
555 Saturn Blvd., Suite-B#424  
San Diego, CA 92154

SUBJECT: **Mechanical Testing on Spas and Hot Tubs Covers**  
SPECIFICATION: ASTM F1346 -91  
*for All Covers for Swimming Pools, Spas and Hot Tubs*  
SOURCE: Submitted to Laboratory by Client.

## ***Report of Tests***

### **Material Identification:**

Cover #1: Serial No.: 123621  
Cover #2: Serial No.: 123622  
Cover #3: Serial No.: 123623

### **Test No.1: STATIC LOAD TEST**

*Load of 275 pounds was placed on top of an installed spa cover for 5 minutes.*

*Cover #1: Shows no damage after loading on center and at mid point attachment center.  
Cover #2: Shows no damage after loading on center and at mid point attachment center.  
Cover #3: Shows no damage after loading on center and at mid point attachment center.*

### **Test No.2: PERIMETER DEFLECTION TEST**

*Load*

*Cover #1: Perimeter Deflection Test Object did not pass through.  
Cover #2: Perimeter Deflection Test Object did not pass through.  
Cover #3: Perimeter Deflection Test Object did not pass through.*

### **Test No.3: SURFACE DRAINAGE TEST**

### **Test No.4: OPENINGS TEST**

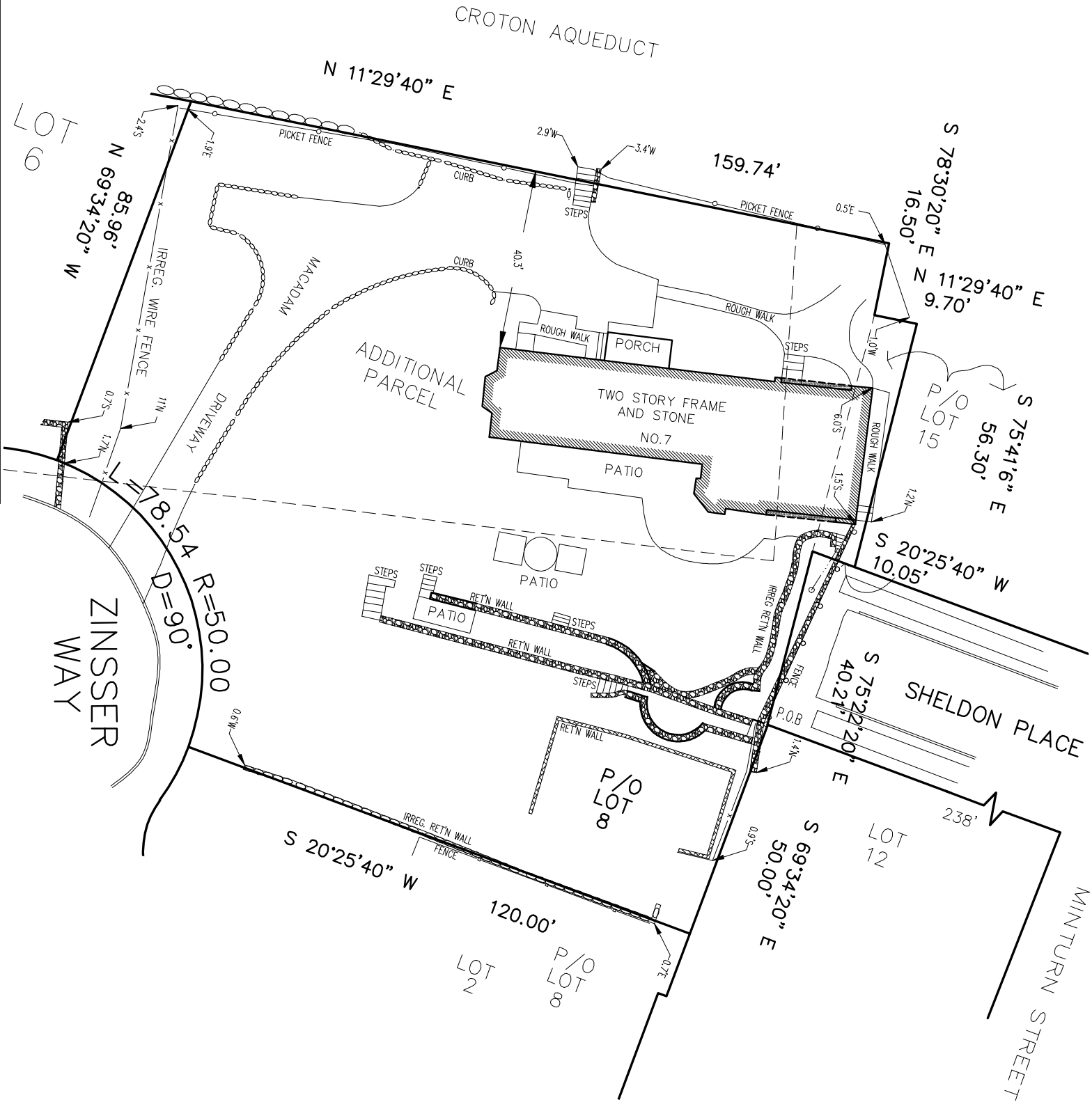
*A*

*Cover #1: Opening Test Object did not pass through.  
Cover #2: Opening Test Object did not pass through.  
Cover #3: Opening Test Object did not pass through.*

*Respectfully Submitted,*  
**SMITH-EMERY LABORATORIES**

- **Materials Tested Comply With Specifications.**
- ▣ **Materials Tested Did Not Comply With Specifications.**
- ▣ **No Established Criteria for Acceptable Limits.**
- ▣ **For Information Only**





LEGENDS:

- C.L.F. CHAIN LINK FENCE
- BLDG. BUILDING
- GV GAS VALVE
- 0.4'N NORTH
- DI DRAINAGE INLET
- W.I.F. WROUGHT IRON FENCE
- N/F NOW OR FORMERLY
- O.H.W. OVER HEAD WIRES
- U.P. UTIL. POLE
- P.O.B. PT. OF BEGINNING

DO NOT SCALE

INGRESS AND EGRESS EASEMENT, MAINTENANCE EASEMENT, 8" SEWER PIPE EASEMENT AND BROADWAY EASEMENT CAN NOT BE PLOTTED WITH THE INFORMATION PROVIDED.

THIS SURVEY WAS PREPARED FOR USE IN DISCLOSURE INFORMATION FOR THE TITLE PURPOSE ONLY. THE OFFERS OR DIMENSIONS SHOWN HEREON ARE FOR A SPECIFIC TITLE PURPOSE ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, BUILDING WALLS, SWIMMING POOLS, PATIOS, ADDITION TO THE EXISTING BUILDING, NO LIABILITY IS ASSUMED BY SUMMIT LAND SURVEYING P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OR ANY NEW IMPROVEMENTS, BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN, THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED.

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Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

Certified To: Michael Tremonte & Joanna Riesman, Luxury Mortgage Corp., ISAOA/ATIMA, Westcor Land Title Insurance Company and Sutton Land Title Agency for Title Number SL TA-7479 Only.

SCALE: 1"= 30.0'  
Measurement in U.S. Standard.

DATE: AUG. 24, 2016.

JOB NUMBER  
WCROV20P79-49-7-ZINSSER

SURVEY OF  
7 ZINSSER WAY  
LOCATED AT

VILLAGE OF HASTINGS ON HUDSON  
TOWN OF GREENBURGH  
WESTCHESTER COUNTY STATE OF NEW YORK.  
PARCEL I.D. 4.40-26-8

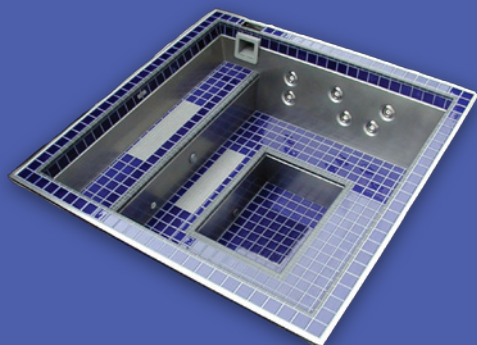
Also known as portions of lots 8 and 15 together with parcel of land as shown on a certain map entitled" Subdivision of Locust Hill", and Said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on Feb. 07, 1906, in Volume 20 of Maps page 79.  
COPYRIGHT ©2016 SUMMIT LAND SURVEYING P.C.

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

Summit Land Surveying P.C.  
64 Virginia Avenue  
Dobbs Ferry NY 10522  
(914) 629-7758  
Info@summitsurveyingpc.com

## CLASSIC COLLECTION CAROLINA 80" x 80"



Bradford's Classic Collection of residential stainless steel spas arrive from our facility with all appropriate equipment. We provide frame-mounted equipment within the stainless steel frame or remote equipment on a lightweight, durable polypropylene platform. In-ground, recessed or on-grade final installations of a Bradford spa will require accessibility to the shell plumbing for the user. All electrical and plumbing must be performed by licensed trade contractors.

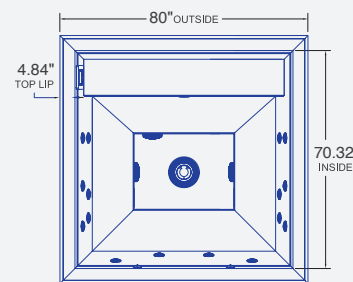
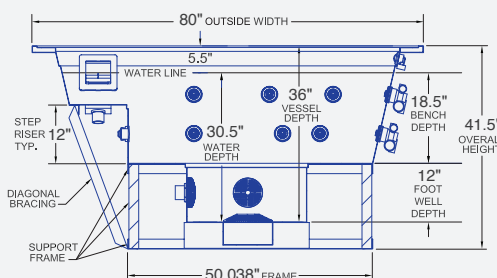
### ADDITIONAL OPTIONS

Ask Bradford about customizing your spa with one or many of our unique extras:

Waterfalls  
Infinity Edges  
Power Shower  
Handrails  
LED Color Lights

Automatic Covers  
Specialty Seating  
In-Spa Loungers  
Air Blowers  
Custom Finishes

Seating	4-6 adults
Dimensions	<b>84" x 84" x 38"</b>
Shell Material	316L stainless steel (all stainless & tile trim); 304 stainless steel (full tile)
Capacity	331 gallons
Weight	585 lbs. dry; 3350 lbs. filled (tile trim model)
Frame	Built-in integral 304 stainless steel
Shell Insulation	High density urethane foam
Jets	8 or 16 commercial grade adjustable therapy jets
Steps	64" entry step; 12" tiled stair tread
Seats	13.5" wide bench seats on all sides
Lighting	Low voltage underwater color wheel light
Spa Cover	Deluxe insulated spa cover (excluded from shell only purchase)
Finish Options	Tile trim: tile on floor; seats, steps, waterline & top lip; stainless steel walls Stainless steel: non-directional buff finish on entire interior Full tile: entirely tiled surface
Remote Equipment or Frame Mounted: <b>X</b>	BRD-300 with gas or electric heater (2 power supplies) 1 pump system (2 hp, 2 speed)=20 amp GFI service 240 V, 4 wire (2 hot, 1 neutral, and 1 ground) to control circuit 2 pump system (2 hp 2 speed & 1 speed)=30 amp GFI service 240 V, 4 wire (2 hot, 1 neutral, 1 ground) to control circuit
Frame Mounted Option	BRD-155 control or similar (1 power supply) 1 pump system (2 hp, 2 speed) w/ 5.5 kw heater=40 amp GFI service BRD-250 control or similar (1 power supply) 2 pump (2 hp, 2 speed & 1 speed) w/ 5.5 kw heater=60 amp GFI service Both systems-240 V, 4 wire (2 hot, 1 neutral, 1 ground) to control circuit
Heater Options	5.5 kw heater=30 amp GFI service-240V, 3 wire (2 hot, 1 ground) to heater 11 kw heater=60 amp GFI service-240V, 3 wire (2 hot, 1 ground) to heater Gas=15 amp GFI service 120V, 3 wire (1 hot, 1 neutral, 1 ground) to heater
Equipment Platform Size	48" x 48" platform; 43" tall; 280 lbs. (2 pump system)
Filter	100 sq.ft. filtration system (remote equipment)
Control System	Push button digital control panel
Certifications	IAPMO certified;VGBA compliant;AWS certified welding
Warranty	25 year structural stainless steel shell; 5 year residential tile adhesion with approved tile; 1 year plumbing; 1 year electrical



BS13 CAR-A



+1 800 438 1669 710 SUNNYVALE DRIVE WILMINGTON, NC 28412  
WWW.BRADFORDSPAS.COM INFO@BRADFORDPRODUCTS.COM

keep up with our  
news and updates









