

# VILLAGE OF HASTINGS-ON-HUDSON

## Zoning Board of Appeals

### Application & Procedures for Application for Variance/Interpretation/View Preservation



Case Number: ..... Date of Application: .....

Property Owner: GAGLIANO, SALVATORE & LAGOS, LINDA

Property Address: 9 HORNER AVE

Name all streets on which the property is located: HORNER AVE

Sheet: 4-90 Block: 81 Lot/Parcel: 1 Zoning District: R-10

Applicant: VIKTOR K SOLARIK

Standing of applicant if not owner: ARCHITECT

Address: PO BOX 696 KATONAH, NY 10536

Daytime phone number: 914-232 9828 Fax number: 914-232 9839

Email address: VKS@VKSA.COM

ZBA action requested for (See §295-146B & C):  
☐ Use Variance/s; ☒ Area Variance/s;  
☐ Interpretation; ☐ View Preservation (See §295-82)

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

Section*	Code Provision*	Existing Condition*	Proposed Condition*
<u>295-68 F.1b</u>	<u>REAR YARD MIN. 30FT</u>	<u>16'-6"</u>	<u>13'-5"</u>
<u>295-20C.2</u>	<u>PAVING IN REQUIRED</u>	<u>EXISTING DECK</u>	<u>STONE PATIO</u>
	<u>YARDS</u>		

\*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'	40'-5"	SAME
REAR	30'	16'-6"	13'-5"
SIDE ONE	12'	14'-0"	SAME
SIDE TWO	18'	43'-10"	SAME
TOTAL OF TWO SIDES	30'	57'-10"	SAME

### YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A	N/A	N/A
REAR	N/A	N/A	N/A
SIDE	N/A	N/A	N/A

### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	2 1/2	SAME
FEET	35'	31' 1/2	SAME

### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	10,000 SF	12,616 SF	SAME
BLDG. COVERAGE/ % OF LOT AREA	25%	16.6%	17.9%
DEVELOPMENT COVERAGE / % OF LOT AREA	35%	28.0%	29.3%

\*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	SINGLE FAMILY	SAME

\*\* 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 Building Department, 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 18<sup>th</sup> day  
of April, 2017

Notary Public

**ANN BOJSTRUP**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01806338579**  
**Qualified in Dutchess County**  
**and Westchester County**  
**My Commission Expires January 19, 2020**

April 26, 2017

**VKS Architects**

P.O. Box 696  
Katonah NY 10536  
914-232-9828  
vks@vksa.com

To: Village of Hastings-on-Hudson  
**Chairman Matthew Collins and Members of Zoning Board of Appeals**  
7 Maple Avenue  
Hastings-on-Hudson, NY 10706

Re: Addition and Alterations to **Gagliano Residence**  
9 Horner Avenue  
Hastings-on-Hudson, NY 10706

Mr. Chairman, Members of the Zoning Board of Appeals:

We are working with the Gagliano's on the renovation and alterations to their residence at 9 Horner Avenue. The proposed design includes and modifications to the existing deck and a construction of new stone patio, which would create a transition between the elevated deck and the back yard.

The existing house and deck extend into the back yard (the house is 26'-10" from the rear property line, the existing deck is 16'-6" from the rear property line). We proposed to reduce the deck area increasing the setback to approx. 18'-0", and to construct a new lower level stone patio, approximately 2'-0" above adjacent grade. The new patio proposed setback to the rear property line is 13'-5" where 30'-0" setback is required.

We hereby request an area variance from **Section 295-68F.1b** of the Hastings Village Code to modify the existing deck and to build the stone patio.

We hereby request a variance from **Section 295-20C.2** of the Hastings Village Code paving in required yards to build the stone patio.

I look forward to attending the next ZBA meeting and to presenting the case to the Zoning Board.

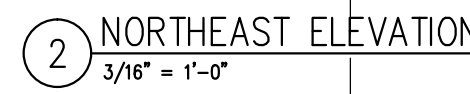
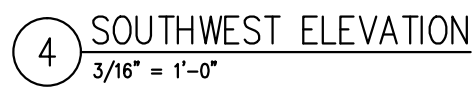
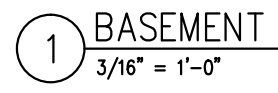
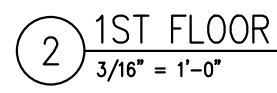
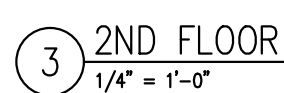
Respectfully submitted,

Viktor Solarik

Viktor K. Solarik, AIA LEED AP  
VKS Architects

cc. file





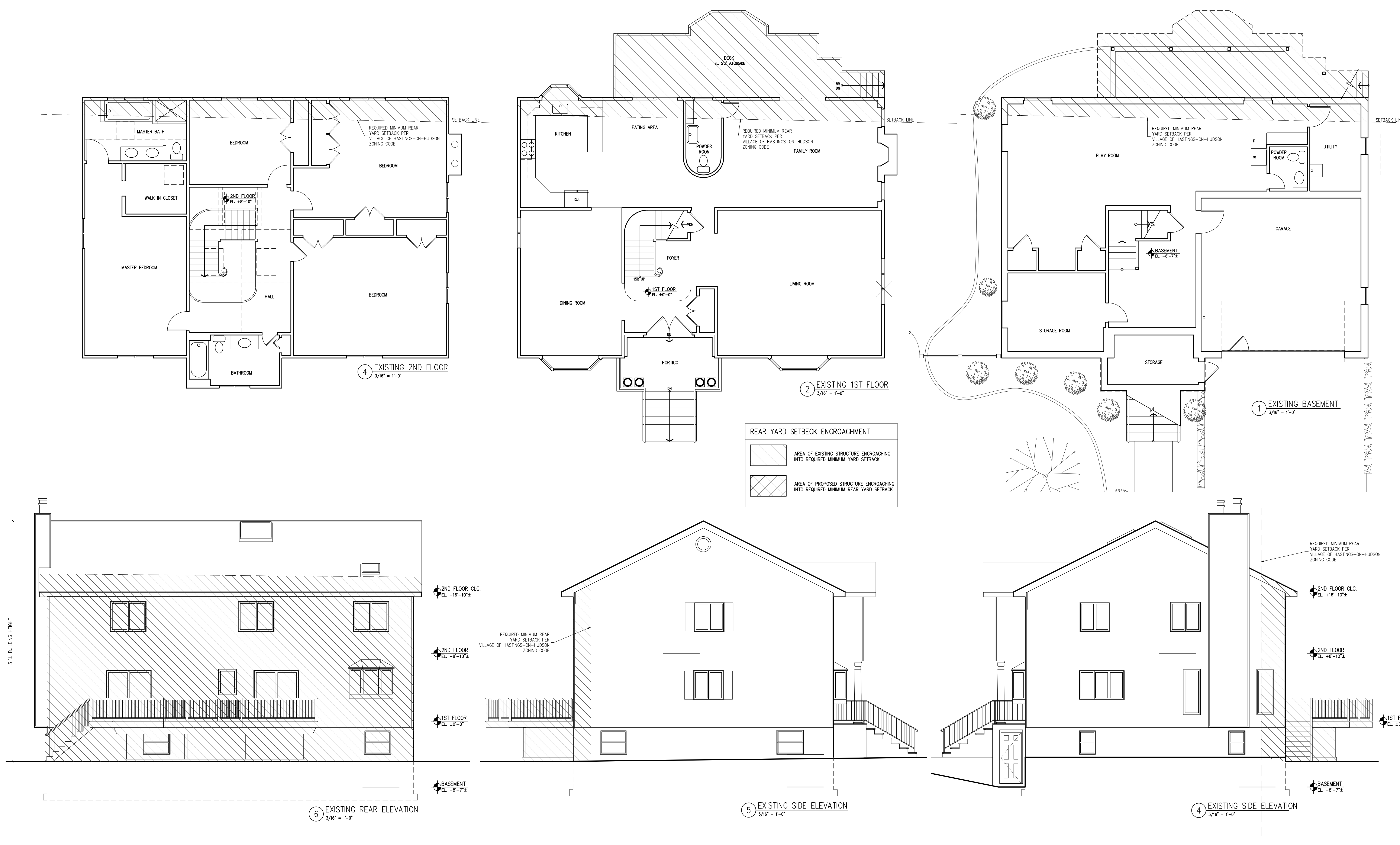
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ALTERATIONS TO  
GAGLIANO-LAGOS RESIDENCE  
9 HORNER AVE  
HASTING ON HUDSON, NY 10706  
TAX MAP #: 4.90-81-1

REVISIONS	
JOB NO.	16-310
DATE	04/18/2017
SCALE	AS NOTED
DRAWN /CHECKED BY	VKSA
JOB NAME	GAGLIANO RESID.

# A1

2 OF



NOTE:  
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF VKS ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF VKS ARCHITECTS.

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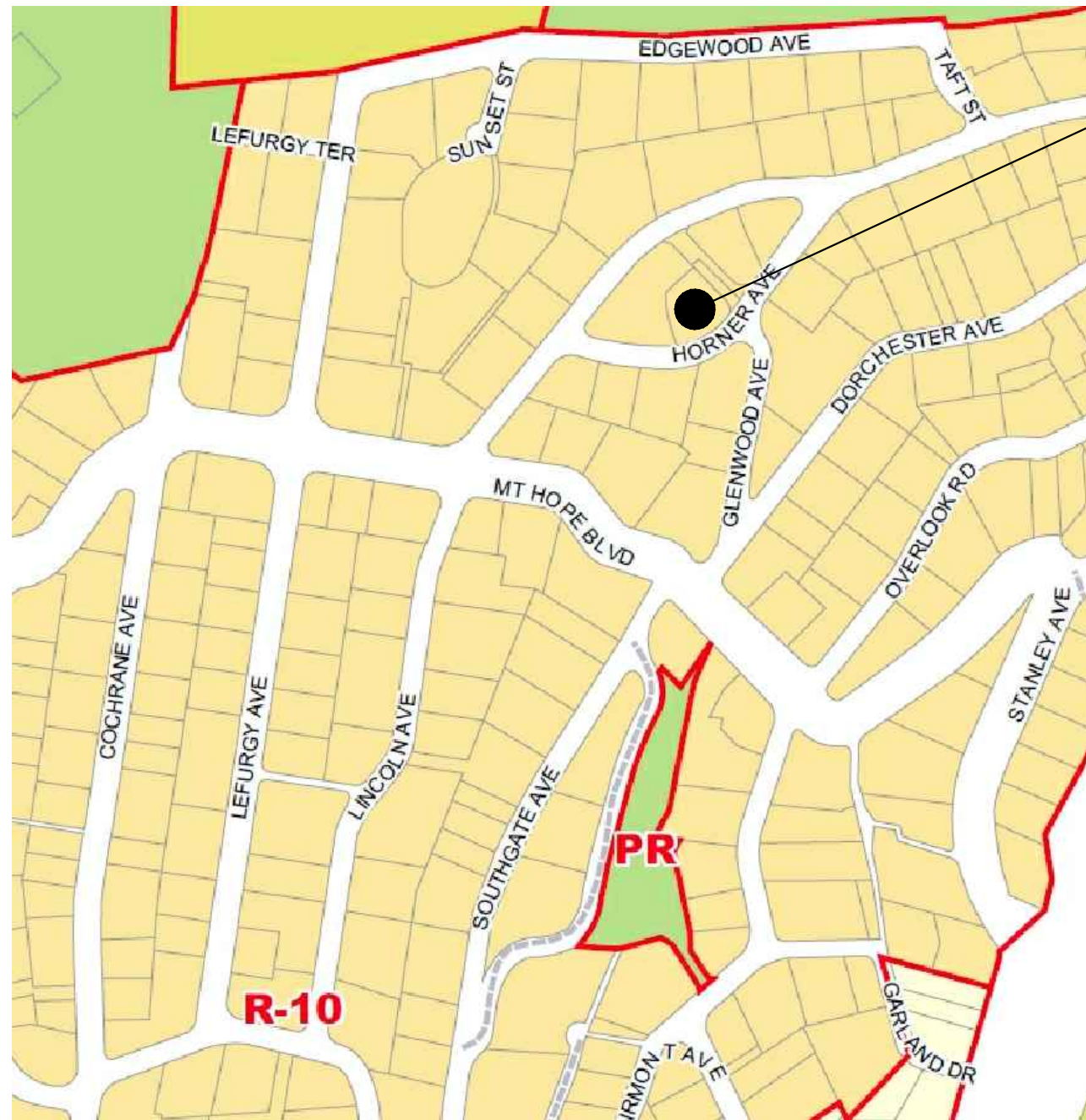
**vks**  
Architects  
Post Office BOX 696  
Katonah, NY 10536  
914-232-9828  
Fax: 914-232-9839  
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9 HORNER AVE  
HASTING ON HUDSON, NY 10706  
TAX MAP # :4.90-81-1

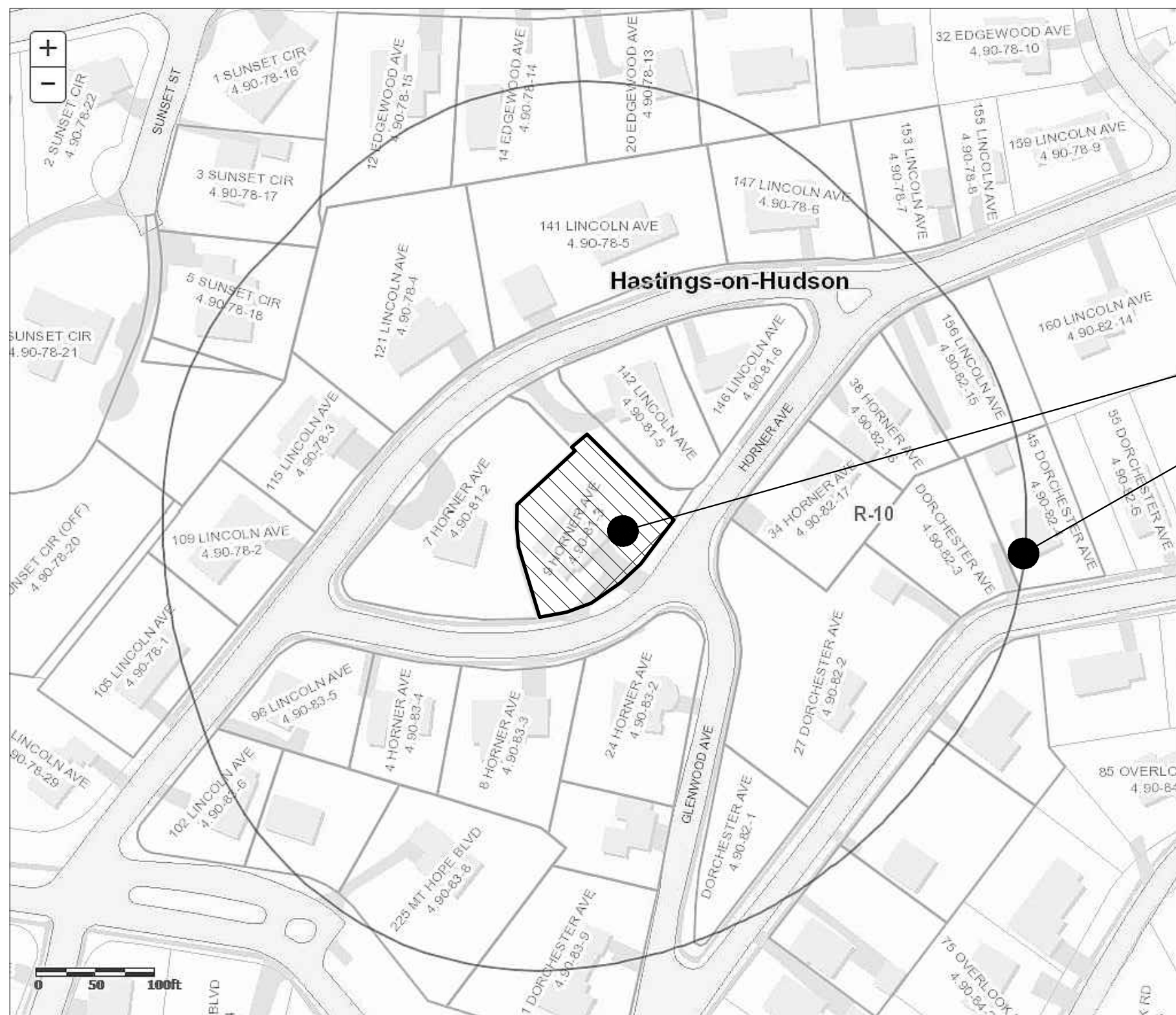
FLOOR PLANS AND  
ELEVATIONS OF EXISTING  
STRUCTURES

REVISIONS		JOB NO.	DWG. NO.
		16-310	
		DATE	04/18/2017
		SCALE	AS NOTED
		DRAWN /CHECKED BY	VKSA
		JOB NAME	GAGLIANO RESID.
			2 OF 3



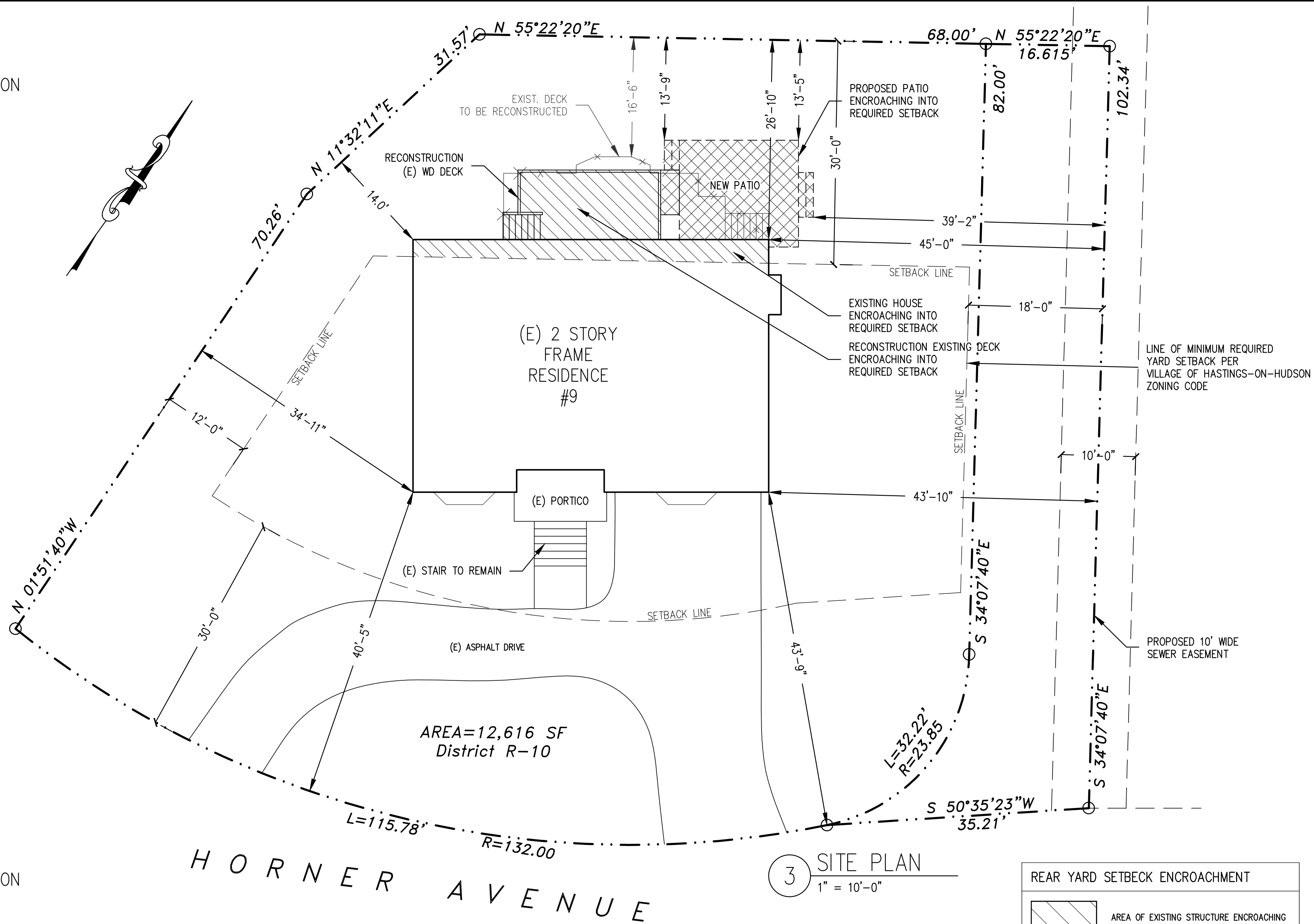


1 LOCATION MAP  
NOT SCALE



WESTCHESTER COUNTY G.I.S.

2 LOCATION PLAN WITH NEIGHBORS WITHIN 300' RADIUS  
NOT SCALE



#### ZONING TABLE

ZONING DISTRICT: R-10			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT NET AREA	10,000 SQ. FT.	12,616 SQ. FT.	SAME
MIN. LOT WIDTH	100'	134'±	SAME
FRONT YARD	30'	40'-5"	SAME
SIDE YARD	TOTAL 30' /12'MIN	14'-0" / 43'-10"	SAME
REAR YARD	30'	16'-6"	13'-5"
MAX. BUILDING HEIGHT	35'	31'±	SAME
MAX. BLDG COVERAGE	25% (2,703 SQ. FT.)	16.6% (2,099 SQ. FT.)	17.9% (2,254 SQ. FT.)
MAX. DEVELOP. COV.	35% (3,783 SQ. FT.)	28.0% (3,543 SQ. FT.)	29.3% (3,698 SQ. FT.)

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9 HORNER AVE  
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TAX MAP # :4.90-81-1

LOCATION MAP,  
SITE PLAN, ZONING TABLE,  
GENERAL NOTES

REVISIONS		S1
JOB NO.	16-310	
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DRAWN /CHECKED BY	VKSA	
JOB NAME	GAGLIANO RESID.	1 OF 3



## SITE PHOTOGRAPHS, 9 HORNER AVE



PROPOSED NEW PATIO TO GAGLIANO RESIDENCE  
9 HORNER AVE, HASTING ON HUDSON NY  
VKS ARCHITECTS



## NEIGHBORING SITE



## PROPOSED NEW PATIO TO GAGLIANO RESIDENCE

9 HORNER AVE, HASTING ON HUDSON NY

VKS ARCHITECTS