



**VILLAGE OF HASTINGS-ON-HUDSON**

Municipal Building  
7 Maple Avenue  
Hastings-on-Hudson, New York 10706

**LEGAL NOTICE**

**NOTICE OF HEARING BEFORE THE PLANNING BOARD OF THE VILLAGE OF HASTINGS ON HUDSON, NEW YORK.**

**PURSUANT TO THE PROVISIONS OF THE ACCESSORY/BOARDER APARTMENT LAW OF THE VILLAGE OF HASTINGS ON HUDSON, NEW YORK.**

**NOTICE IS HEREBY GIVEN THAT:**

**A PUBLIC HEARING WILL BE HELD BY THE PLANNING BOARD ON JANUARY 21, 2015 at 8:15 PM, IN THE MUNICIPAL BUILDING MEETING ROOM AT 7 MAPLE AVENUE, HASTINGS ON HUDSON, NEW YORK.**

**THE HEARING WILL BE HELD ON THE ACCESSORY APARTMENT APPLICATIONS FOR THE FOLLOWING:**

**ACCESSORY APARTMENT**

- 1. Nicholas & Deborah Frascone – 331 Warburton Avenue – 4.100-93-4.2  
Waiver for square footage required.**

**THE PLANNING BOARD AT SAID TIME AND PLACE WILL HEAR ALL PERSONS IN SUPPORT OF SUCH MATTER AND ANY OBJECTIONS THERETO.**

**JAMES CAMERON, CHAIR**

**PUBLISH: THE ENTERPRISE  
NOVEMBER 20, 2015**



Application is hereby made to the Village of Hastings-on-Hudson, New York for the approval and issuance of a permit pursuant to Section 405 of the Zoning Code.

(Please type or print in black ink)

NAME Nicholas AND Deborah FRASCONE

TYPE OF PERMIT REQUESTED:

ADDRESS 331 WARBURTON

Accessory Apartment X  
(Complete Section I)

SHEET 4; BLOCK \_\_\_\_\_; LOTS P2

Boarder \_\_\_\_\_  
(Complete Section II)

DATE DWELLING PURCHASED 10/13/03

DAYTIME TELEPHONE 914478 4263

DATE DWELLING OCCUPIED BY OWNER 1 1

**SECTION I - ACCESSORY APARTMENT**

Existing Accessory Apartment \_\_\_\_\_, or New Construction \_\_\_\_\_

Location of proposed apartment: X - Principal Building \_\_\_\_\_ Accessory Building \_\_\_\_\_

Principal Building (Year Built) 2003 Accessory Building (Year Built) \_\_\_\_\_

Floor area of Principal Building 2025 s.f. Floor area of Accessory Building \_\_\_\_\_ s.f.

Floor area of Apartment 675 s.f. Number of Apartment Bedrooms 1

**SECTION II - BOARDERS**

Number of Boarders Requested \_\_\_\_\_ Sleeping Room Size for each Boarder \_\_\_\_\_ s.f.

Refrigerator Yes No Microwave Yes No

I, the undersigned, as owner of the above-referenced property hereby make this application, and to the best of my knowledge and belief the statements contained herein are true. I will comply with the requirements of all Building, Electrical, Plumbing, Fire, Zoning and other codes of the Village of Hastings-on-Hudson and the laws of the State of New York. I also agree to permit the Building Official, any Building Inspector and any officer or employee of the Building Department to enter upon the premises without a search warrant.

Mick Frascone  
Signature of Applicant

Sworn to before me this 12 day of June 10 2015

MaryAnn Marino  
Notary Public

MARYANN MARINO  
Notary Public, State of New York  
No. 01MA5084283  
Qualified in Putnam County  
Commission Expires \_\_\_\_\_

9.2.17

(FOR OFFICE USE ONLY)

SECTION III - INSPECTION REPORT

DATE APPLICATION RECEIVED 6/16/15

APPLICATION NO. A \_\_\_\_\_

FEE RECEIVED No fee

B \_\_\_\_\_

INSPECTION DATE 11/6/15

TO THE PLANNING BOARD:

REPORT OF INSPECTION - There has not been any changes to this Accessory Apartment the Apartment Exceeds the permitted 25% coverage limit but was approved under the Affordable Housing regulations. NO complaints have been received by this office in the past 3 years regarding this apartment

CODE COMPLIANCE?  YES  NO

WAIVERS REQUIRED?  YES  NO

OFF STREET PARKING?  YES  NO

IF YES, LIST WAIVERS REQUESTED There is a 8.3% overage from the max of 25%. Apartment is 33.33% of the principal building

Edward M. Mannon  
Deputy BUILDING INSPECTOR

ACCESSORY APARTMENT

BOARDER

PLANNING BOARD HEARING \_\_\_\_\_

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

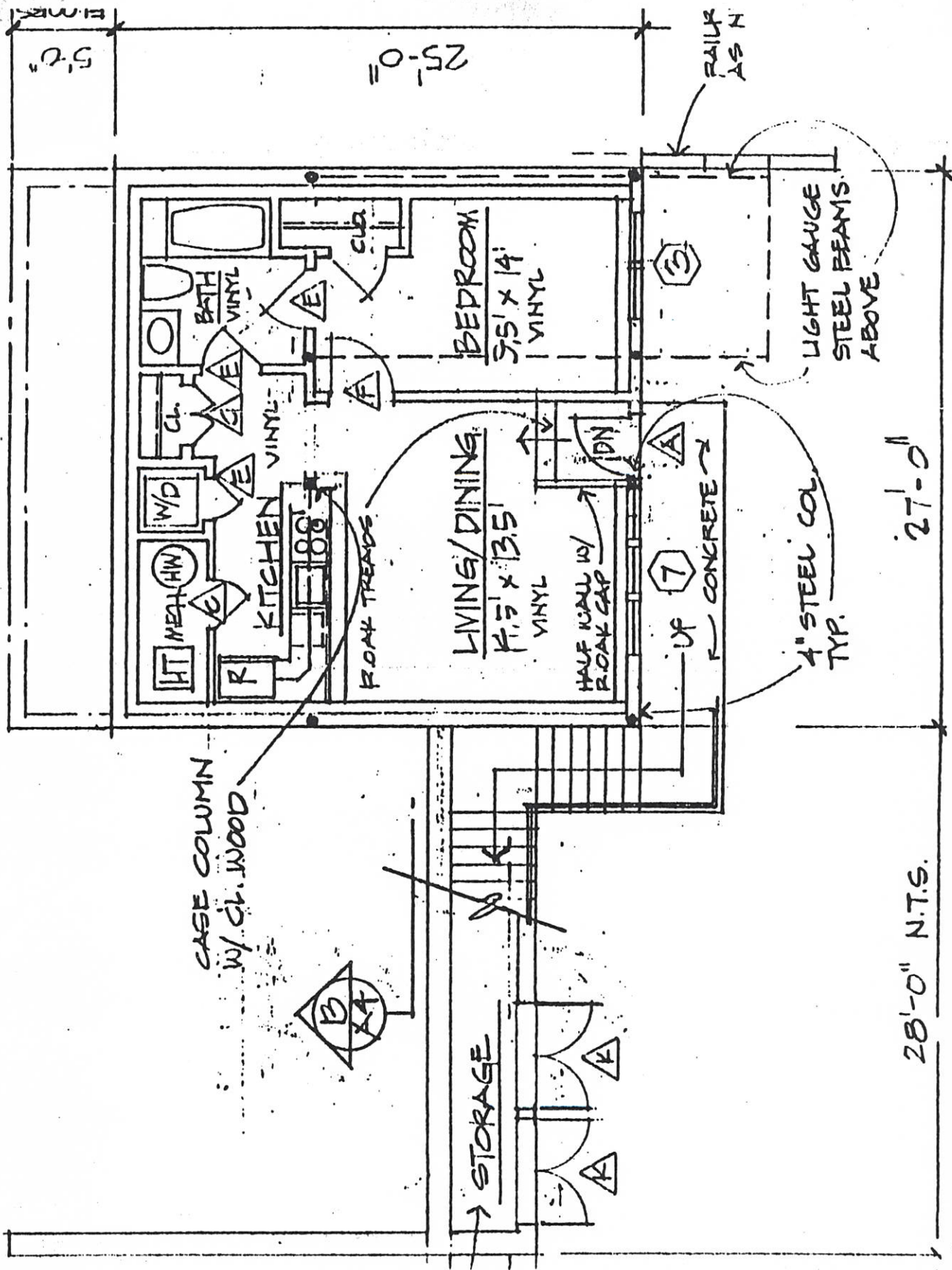
APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

PERMIT NO. B- \_\_\_\_\_ EXPIRES \_\_\_\_\_

PERMIT NO. A- \_\_\_\_\_ EXPIRES \_\_\_\_\_

C OF O ISSUE DATE \_\_\_\_\_

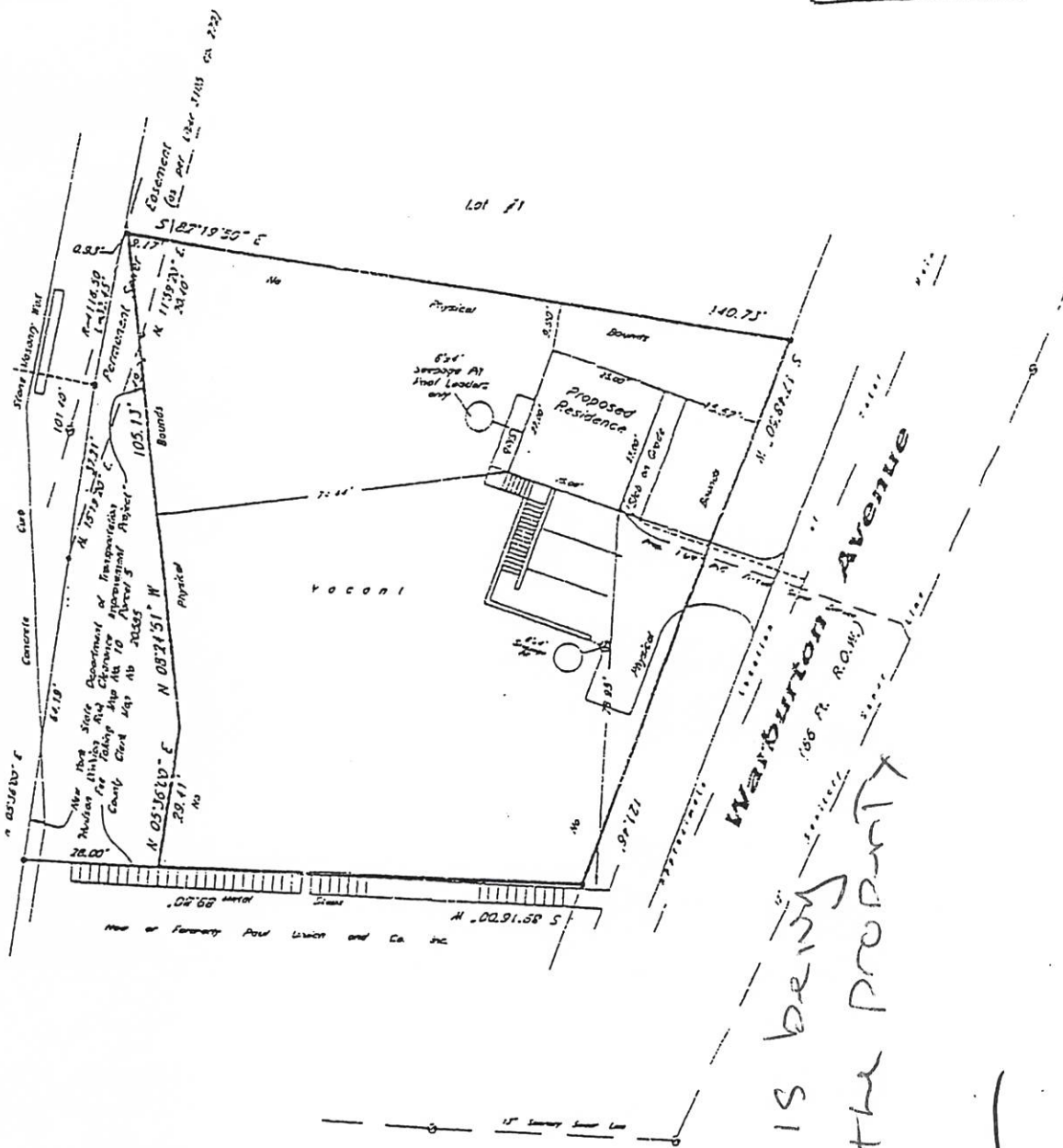
C OF O ISSUE DATE \_\_\_\_\_



Lowest Level - One Bedroom Rental Apartment

Exhibit F

Title No. 9710-25794



Survey of Property  
 prepared for  
**Village of Hastings-On-Hudson**  
 in the Village of  
**Hastings-On-Hudson**  
 Westchester County, N.Y.  
 Scale 1"=20' March 15, 2000

Certification dated October 12, 2011.  
 Revised Survey of Lot 2 Nov. 2, 2000. NO RESIDENT WORK  
 Proposed House shown herein Dec. 18, 2000.  
 The premises being a portion of L. 117 as shown on a map entitled "Subdivision Map prepared  
 for Village of Hastings-On-Hudson" dated Nov. 12, 1988, revised Nov. 13, 1988 and filed Feb.  
 24, 1989 as County Clerk Map No. 242708.  
 Certified to Chicago Title Insurance Company, Aflac Federal Savings & Loan Association, County  
 of Westchester and to Hastings-on-Hudson Affordable Housing Development Fund Co.

The survey which is being  
 Submitted is AS THE PROPERTY  
 CURRENTLY EXISTS  
 Michael J. Marino

MaryAnn Marino 6.12.15

MARYANN MARINO  
 Notary Public, State of New York  
 No. 01MA5084283  
 Qualified in Putnam County  
 Commission Expires 9.2.17

is a violation of section 7209,  
 and surveyor's inked or embossed  
 was prepared in accordance with the  
 the New York State Association of  
 to the person for whom the survey  
 was prepared.

William H. Lee, Jr., Surveyor, N.Y.