



## PETER J. RIOLO REAL ESTATE

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30 Main Street, Hastings-on-Hudson, NY 10706  
914 478-1400 Fax: 914-478-2106  
www.peterriolo.com

Dear Members of the Zoning Board,

In reference to view preservation at 36 main street, we are proposing a small second floor addition over an existing structure to upgrade the second floor apartment and wish to add a covered entrance to the first floor rear studio. On the second floor we will be installing a new bathroom in this space. The existing pre-war bathroom is poorly located in the southwest corner of the structure and needs to be completely replaced. By moving the bathroom to this new location we will have enough space to add a nice eat in kitchen, by combining the space of the current kitchen and the old bathroom. I have provided pictures from the neighboring property which show minimal impact to the neighbors view. This new addition will have the same clabbered cedar exterior and will be painted the same colors as the existing structure. The proposed covered entrance for the first floor rear studio will be consistent with the design of the rear entrance of the neighboring property at 32 Main street.

Thank you for your consideration,

Arthur G. Riolo

Broker / Co-Owner

Peter J. Riolo Real Estate

30 Main St.

Hastings-on-Hudson, New York 10706

Office-914-478-1400 x.315

Mobile-914-621-6179

arthurriolo@me.com

www.arthurriolo.com

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



Case number: ..... Date of application: 10/14/2015

Property owner: ARTHUR AND JESSICA RIOLO  
 Property address: 36 MAIN ST, HASTINGS ON HUDSON, NY 10706  
 Name all streets on which the property is located: .....  
 Sheet: 470 Block: 0050 Lot/Parcel: 001 Zoning District: CENTRAL COMMERCIAL

Applicant: ARTHUR AND JESSICA RIOLO  
 Standing of applicant if not owner: .....  
 Address: 36 MAIN ST, HASTINGS ON HUDSON, NY 10706  
 Daytime phone number: 914.621.6179 Fax number: 914.478.2106  
 E-mail address: ARTHURRIOLO@ME.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>N/A</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			
REAR	N/A		
SIDE ONE			
SIDE TWO			
TOTAL OF TWO SIDES			

### YARD SETBACKS (Accessory Structure)

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

### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES			
FEET	N/A		

### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA			
BLDG. COVERAGE / % OF LOT AREA	N/A		
DEVELOPMENT COVERAGE / % OF LOT AREA			

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

### OCCUPANCY AND USE

	PERMITTED	EXISTING	PROPOSED
CURRENT USE**	Mixed Use	Mixed Use	Mixed 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
	N/A		

- 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.)

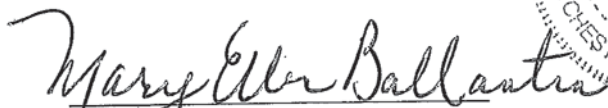
Submit nine (9) copies of the application along with the required fee, 8 copies of property survey showing the existing and proposed construction and 8 copies of all other supporting documents (plans, drawings, site maps, photographs, etc. as necessary to describe and support your application) to the Office of the Building Inspector, no less than six (6) weeks prior to the date of scheduled meeting of the Zoning Board of Appeals.

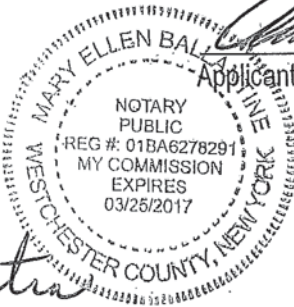
STATE OF NEW YORK  
 COUNTY OF WESTCHESTER ss.:

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:

Sworn to before me this 19<sup>th</sup> day  
 of October, 2015

  
 \_\_\_\_\_  
 Applicant

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





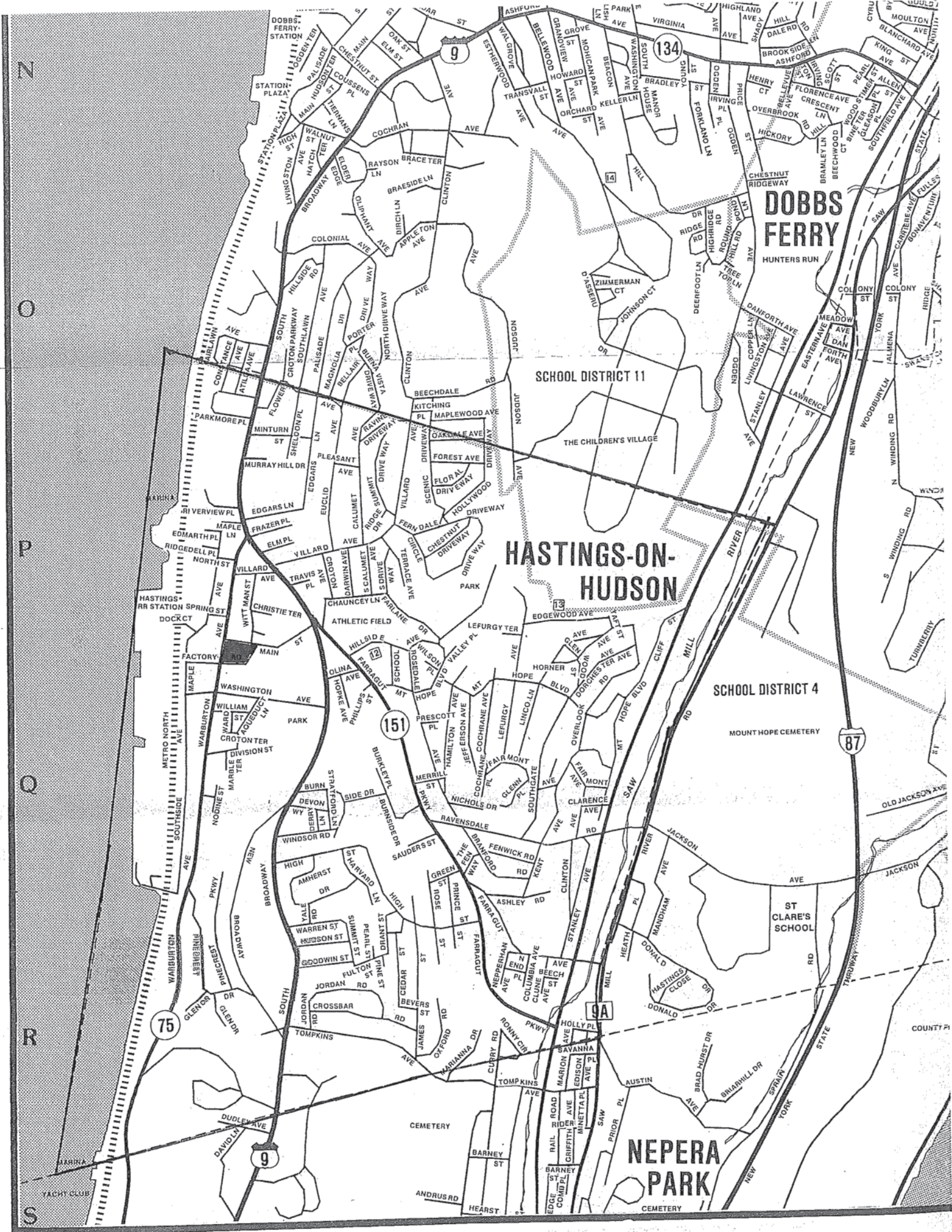
Oct. 11, 2015

36 Main Steet  
 Hastings-on-Hudson, NY 10706

Zoning Calculations				
	Existing	Proposed	Required	Notes
Lot Area	5,075 sf	5,075 sf	2,500 sf	
Building Footprint	912	912		unchanged
Covered Porch area	130	158		28sf increase
Exterior steps	100	106		6sf increase
Total Building lot coverage	1142	1176		34sf increase
Building area % lot coverage	22%	23%	.05% increase	
Building Interior Area - sf	Existing	Proposed	Required	
Basement (unfinished)	0	0		
First Floor	912	912		unchanged
Second Floor	811	906		95sf increase
Attic (unfinished)	0	0		
Total Interior Area - sf	1723	1818		95sf increase
Building Height	35'	35'	40'	Complies
Setbacks				
Front (North)	15.65'	15.65'	0'	Complies
Rear Yard (South)	76.35'	76.35'	10' 1st, 20' 2nd	Complies
Side Yard West	7'	7'	0'	Complies
Side Yard - East	7.62'	7.62'	0'	Complies
Side Yard - East at Stair	7.62'	4.12'	0'	Complies

Exterior Walls: R-19 insulation				
Roof: R-38 insulation				
Window U Factor .19 to .20				





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DOBBS FERRY STATION

**DOBBS FERRY**  
HUNTERS RUN

SCHOOL DISTRICT 11

**HASTINGS-ON-HUDSON**

SCHOOL DISTRICT 4

MOUNT HOPE CEMETERY

ST CLARE'S SCHOOL

**NEPERA PARK**  
CEMETERY

9

134

151

87

75

9

9A

CEMETERY

CEMETERY

COUNTY P

YACHT CLUB











Jan. 11, 2016

36 Main Steet  
 Hastings-on-Hudson, NY 10706

Zoning Calculations				
	Existing	Proposed	Required	Notes
Lot Area	5,075 sf	5,075 sf	2,500 sf	
Building Footprint	912	912		unchanged
Covered Porch area	130	158		28sf increase
Exterior steps	100	106		6sf increase
Total Building lot coverage	1142	1176		34sf increase
Building area % lot coverage	22%	23%		
Building Interior Area - sf	Existing	Proposed	Required	
Basement (unfinished)	0	0		
First Floor	912	912		unchanged
Second Floor	811	827		16sf increase
Attic (unfinished)	0	0		
Total Interior Area - sf	1723	1739		16sf increase
Building Height	35'	35'	40'	Complies
Setbacks				
Front (North)	15.65'	15.65'	0'	Complies
Rear Yard (South)	76.35'	76.35'	10' 1st, 20' 2nd	Complies
Side Yard West	7'	7'	0'	Complies
Side Yard - East	7.62'	7.62'	0'	Complies
Side Yard - East at Stair	7.62'	4.12'	0'	Complies
Exteiror Walls: R-19 insulation				
Roof: R-38 insulation				
Window U Factor .19 to .20				



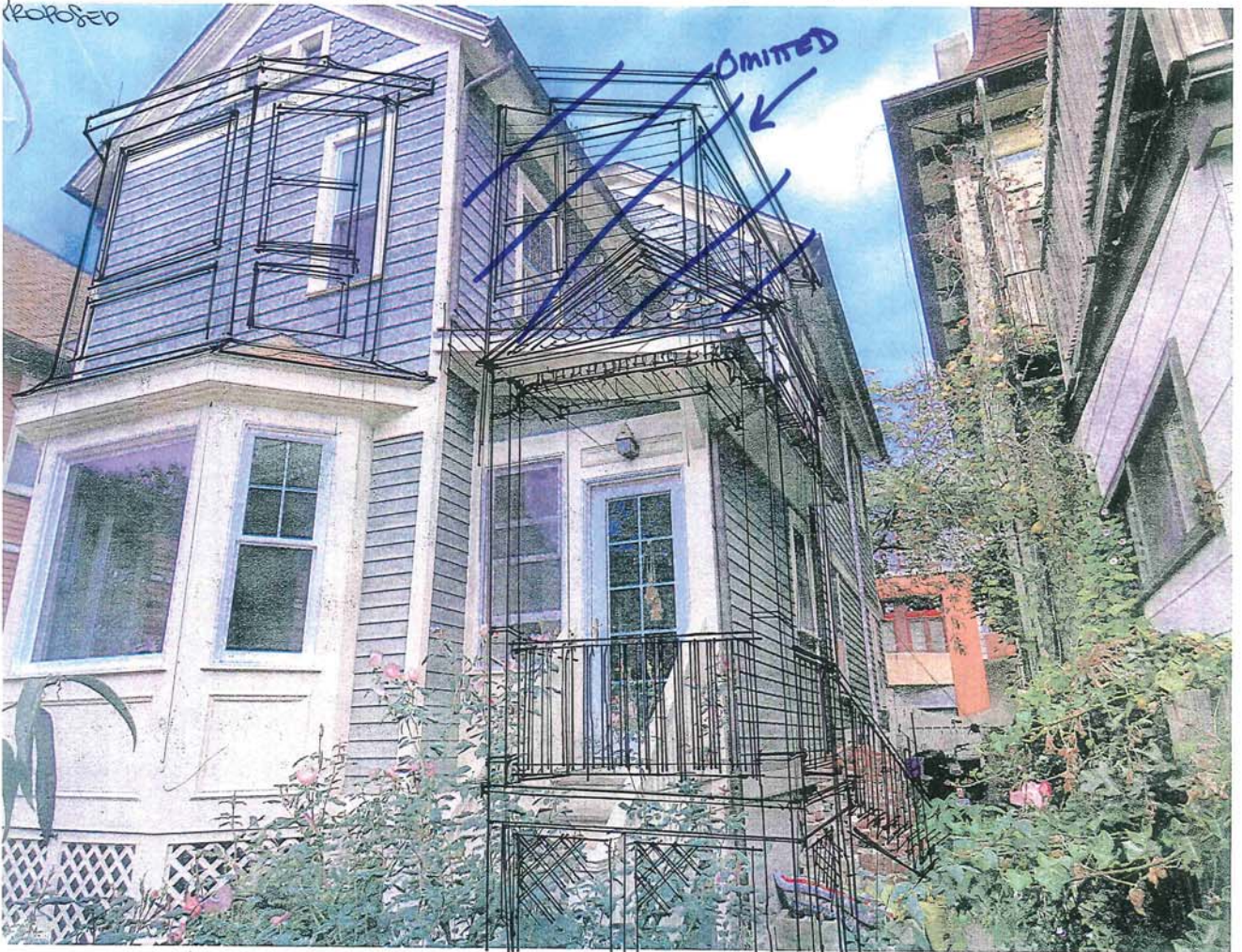






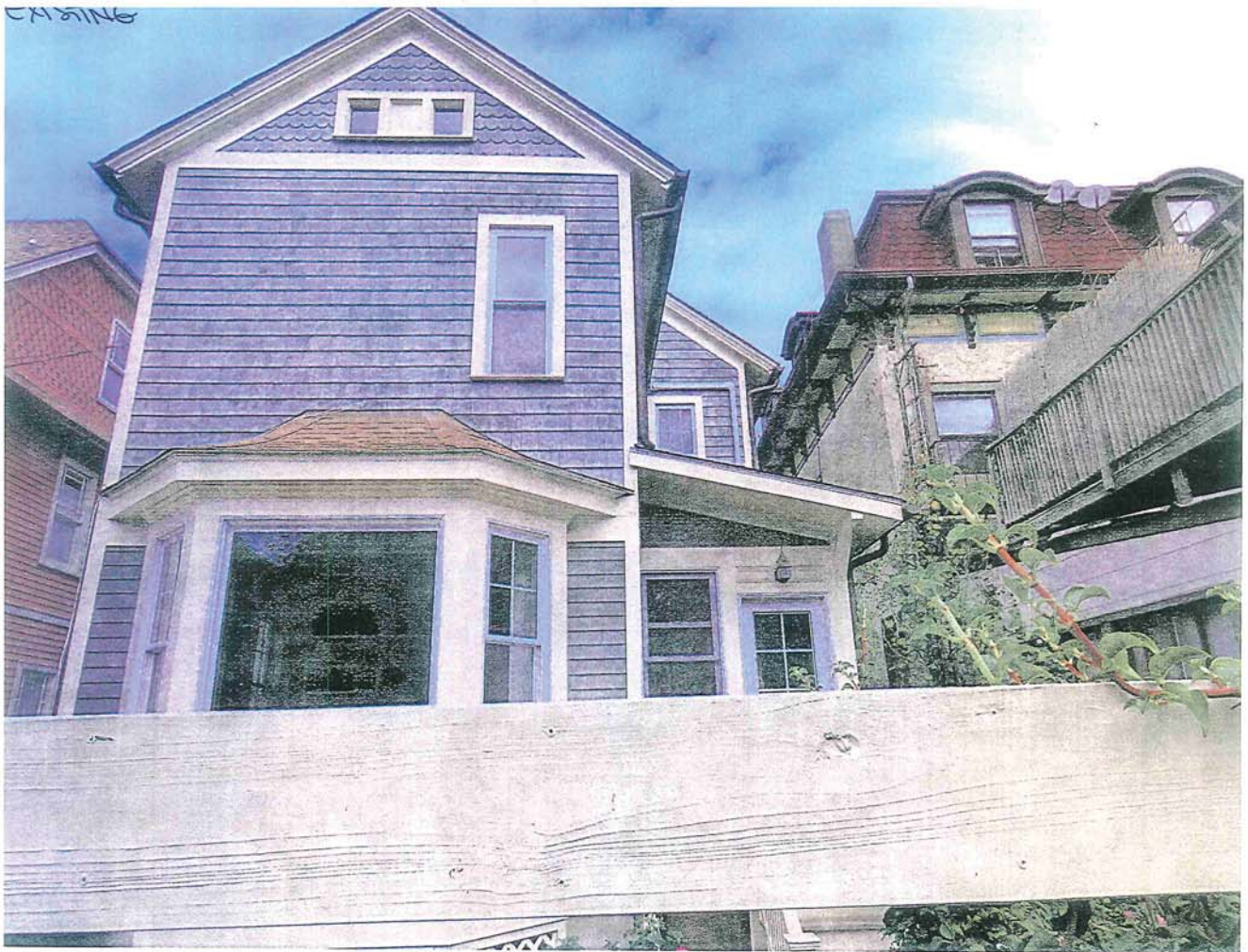


Rear view 36 Main looking North No. 1



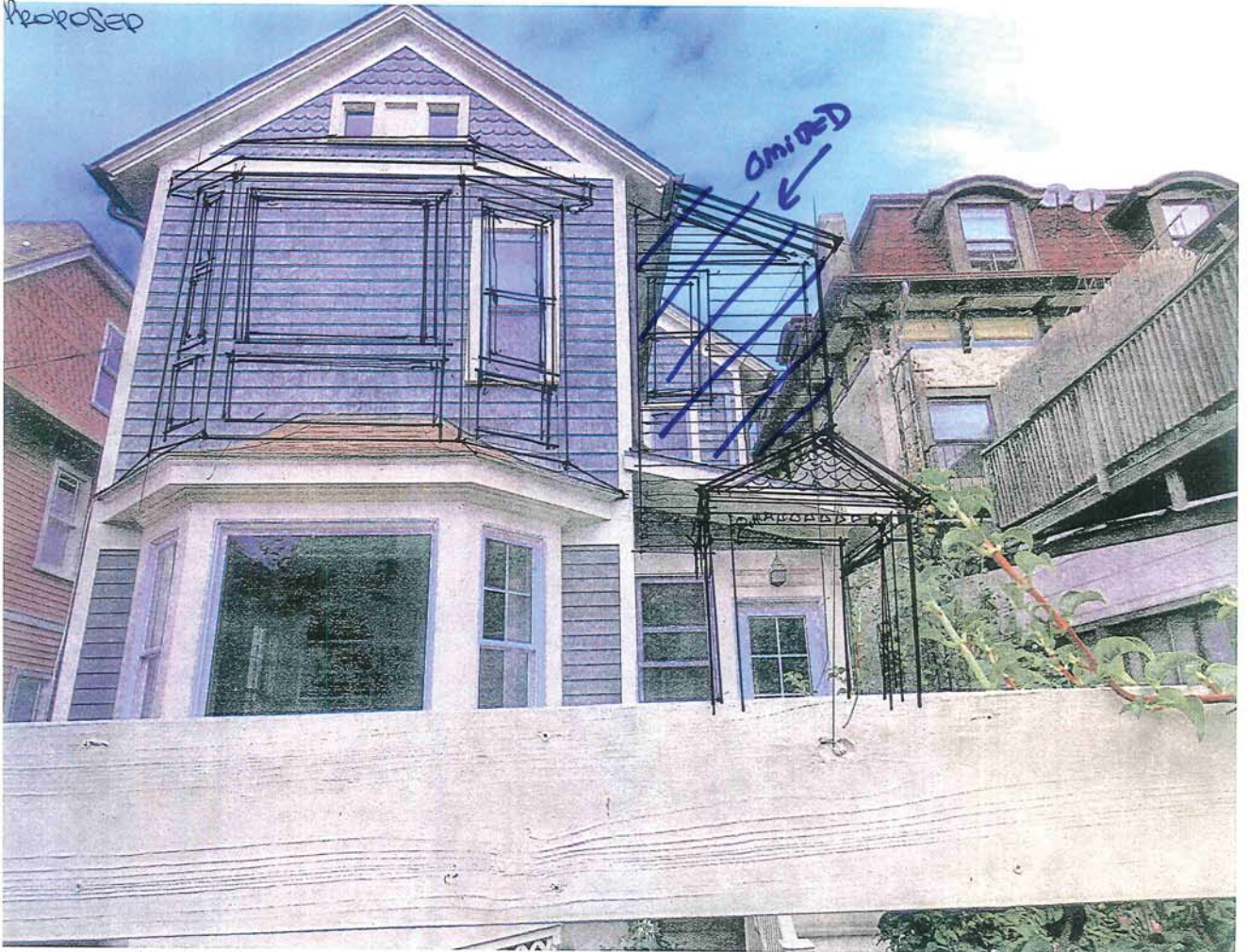


EXISTING



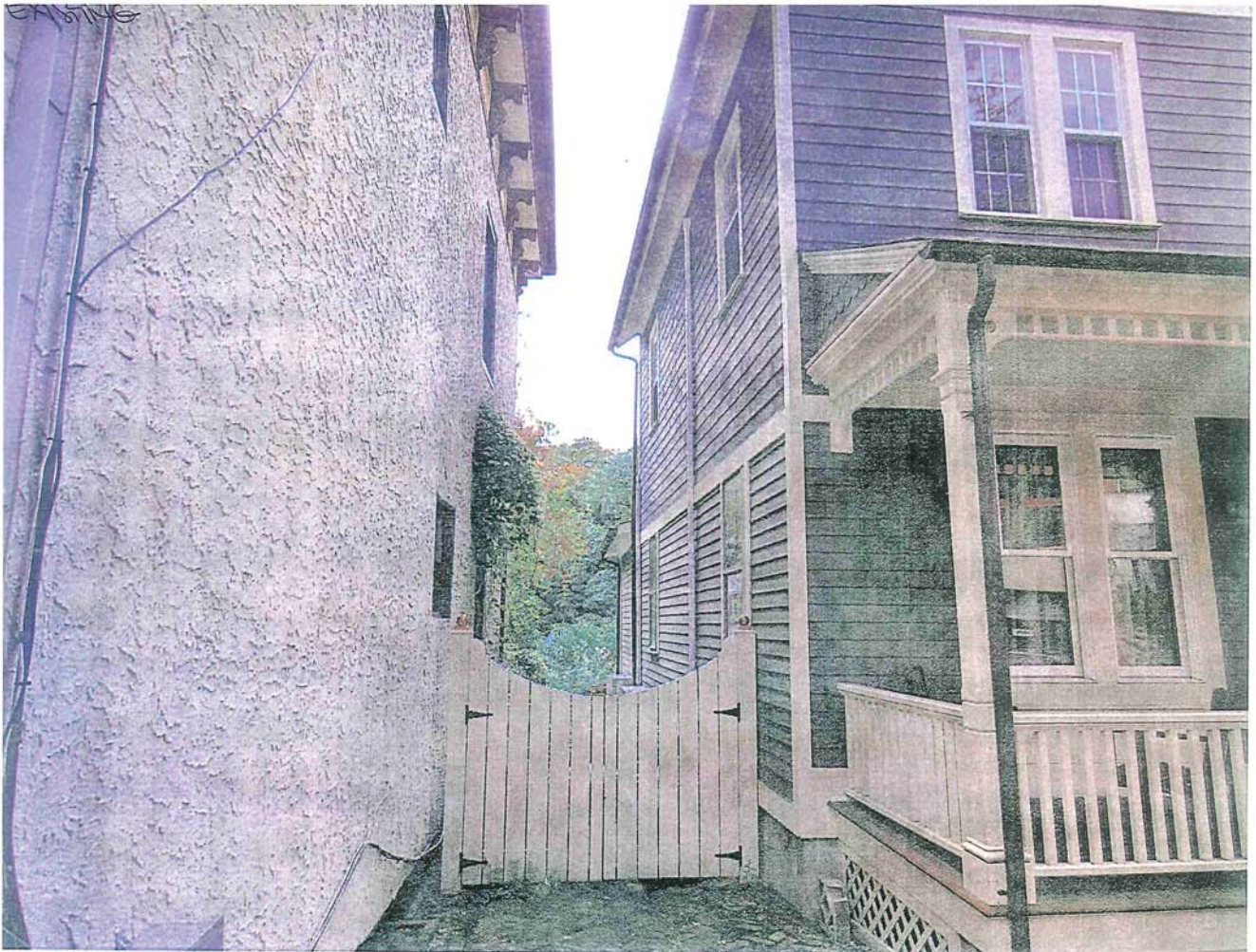
Rear view 36 Main looking North No. 2

PROPOSED





EXISTING



Street view of 38 and 36 Main looking south No.3

PROPOSED



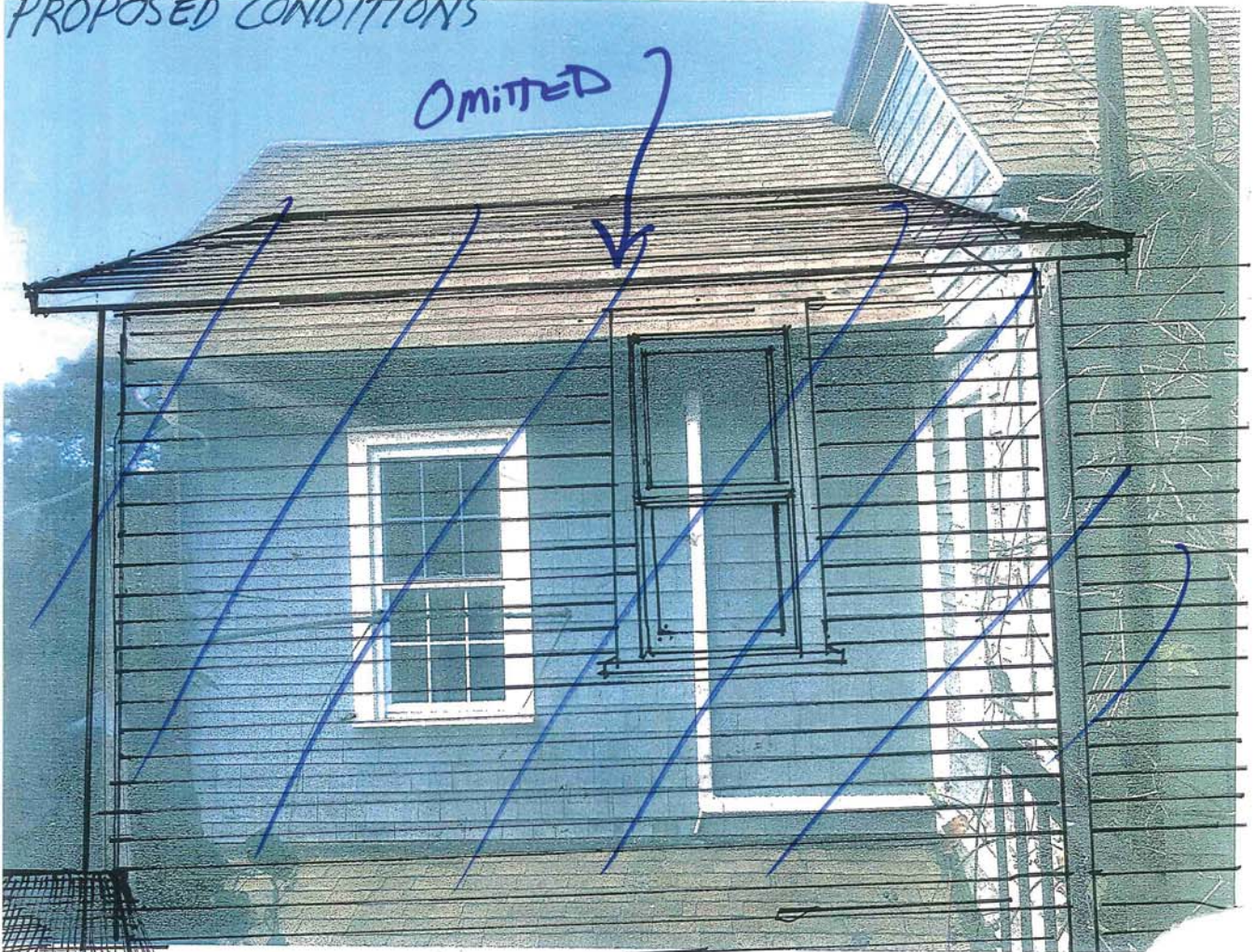


EXISTING CONDITIONS

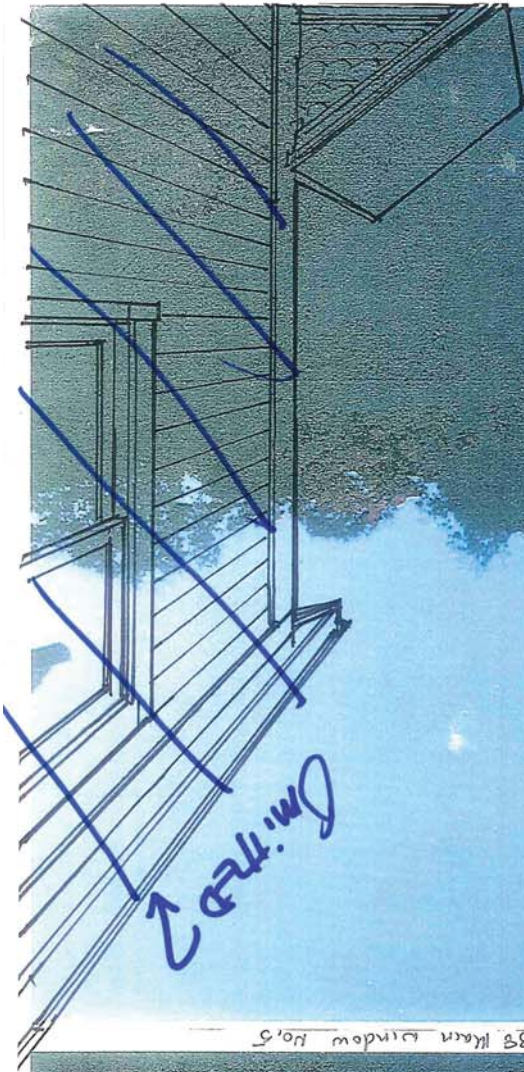


West view from 38 Main 2nd floor Deck No. 4

PROPOSED CONDITIONS







Amited 2

PROPOSED CONDITIONS  
South View from 2nd Floor 38 Main Window No. 5



EXISTING CONDITIONS



Unauthorised alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.  
 Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.  
 Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land and Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

76 Mamaroneck Avenue  
 White Plains, New York

*Donald Caputo, Esq.*  
*John J. Maggio, pres.*

NEW STAKE 11/11/16

Revised and additional certification shown hereon Aug. 24, 1990.

Revised property line bearing on May 31, 1990.

Certified to Titor Title Guarantee Co. and Astoria Federal Savings Bank and to Dollar Dry Dock

Scale 1" = 20' May 22, 1990

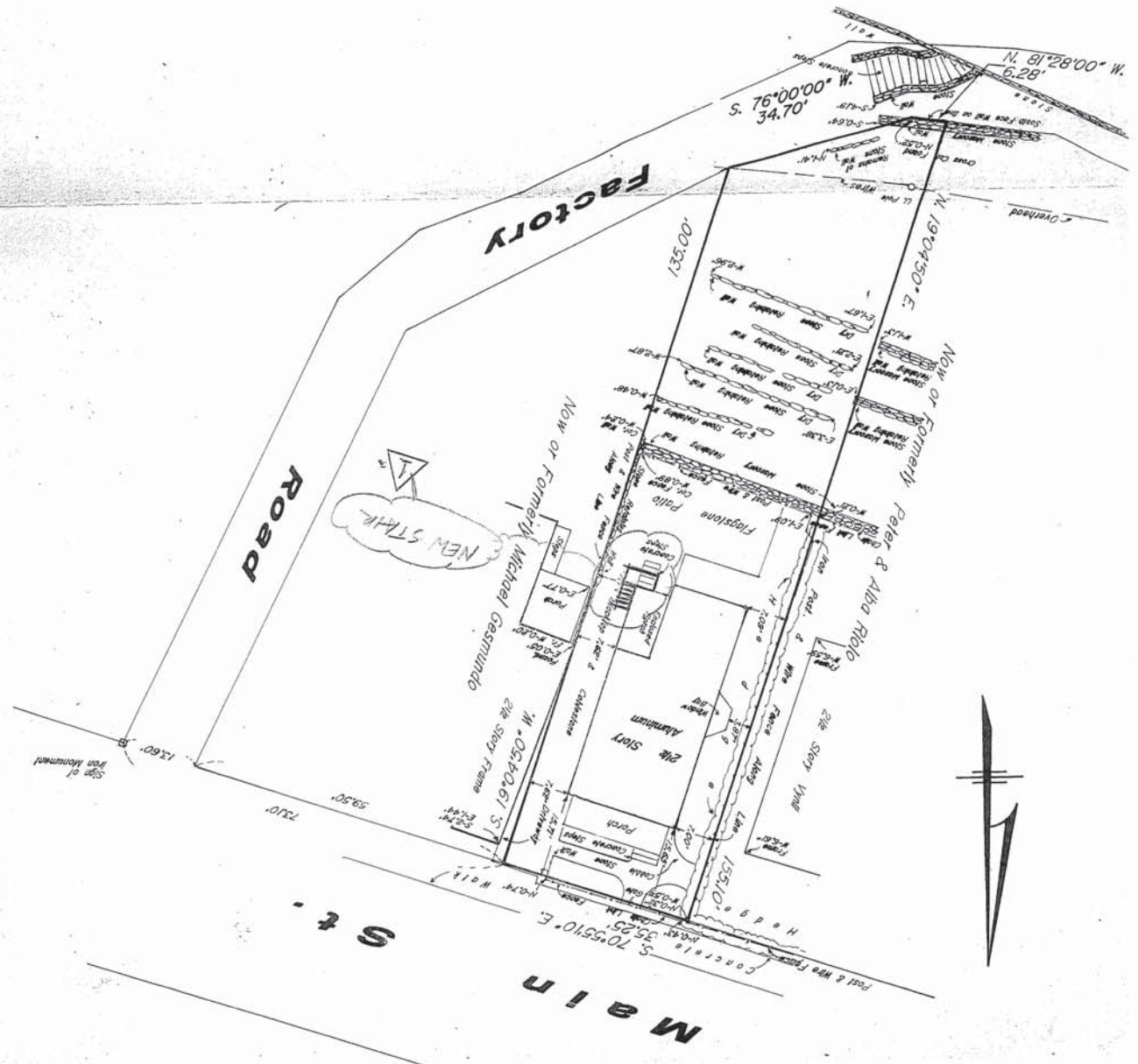
Town of Greenburgh  
 Westchester County, N.Y.

**Hastings-on-Hudson**

in the Village of

**James Maggio & Peter Ondek**

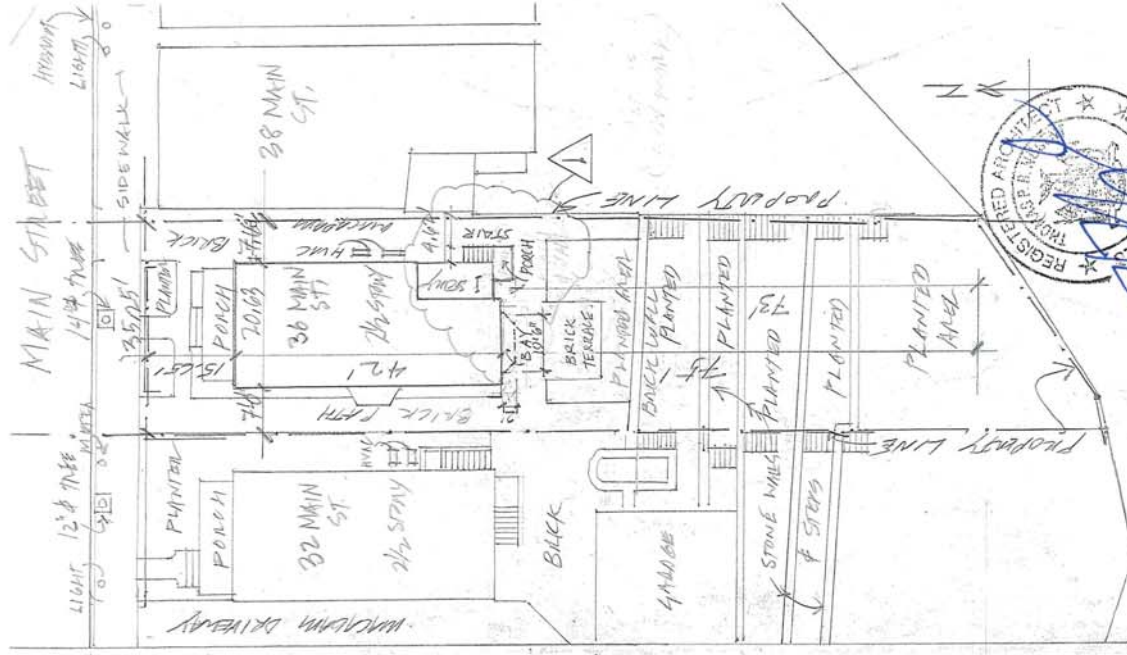
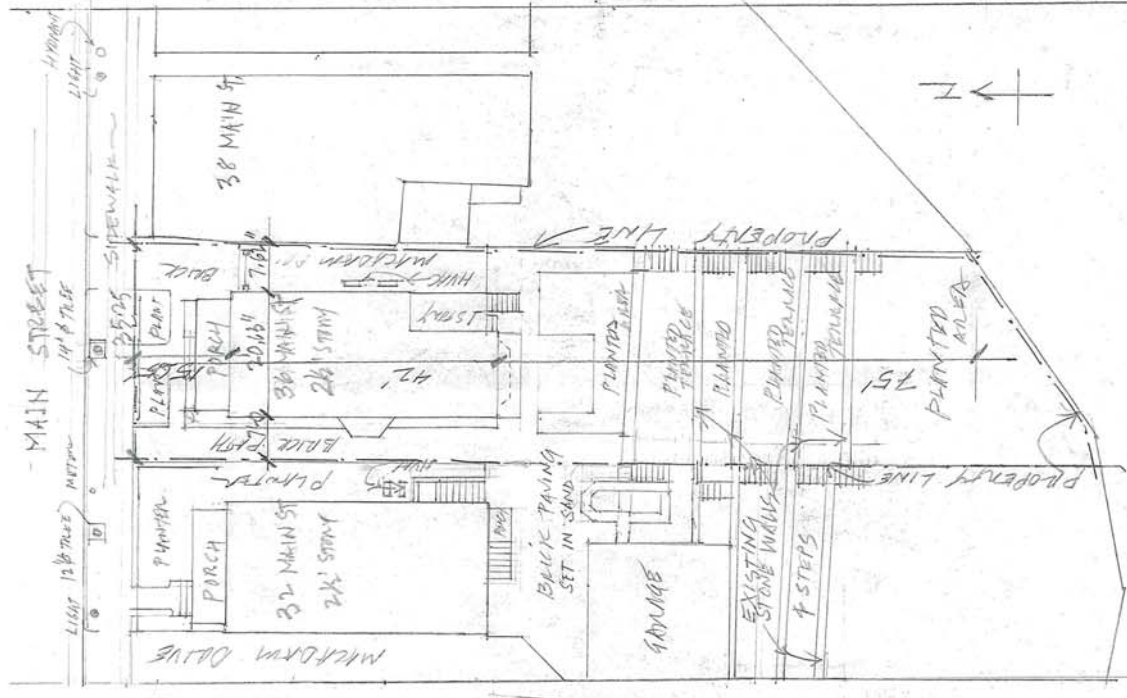
Survey of Property  
 prepared for





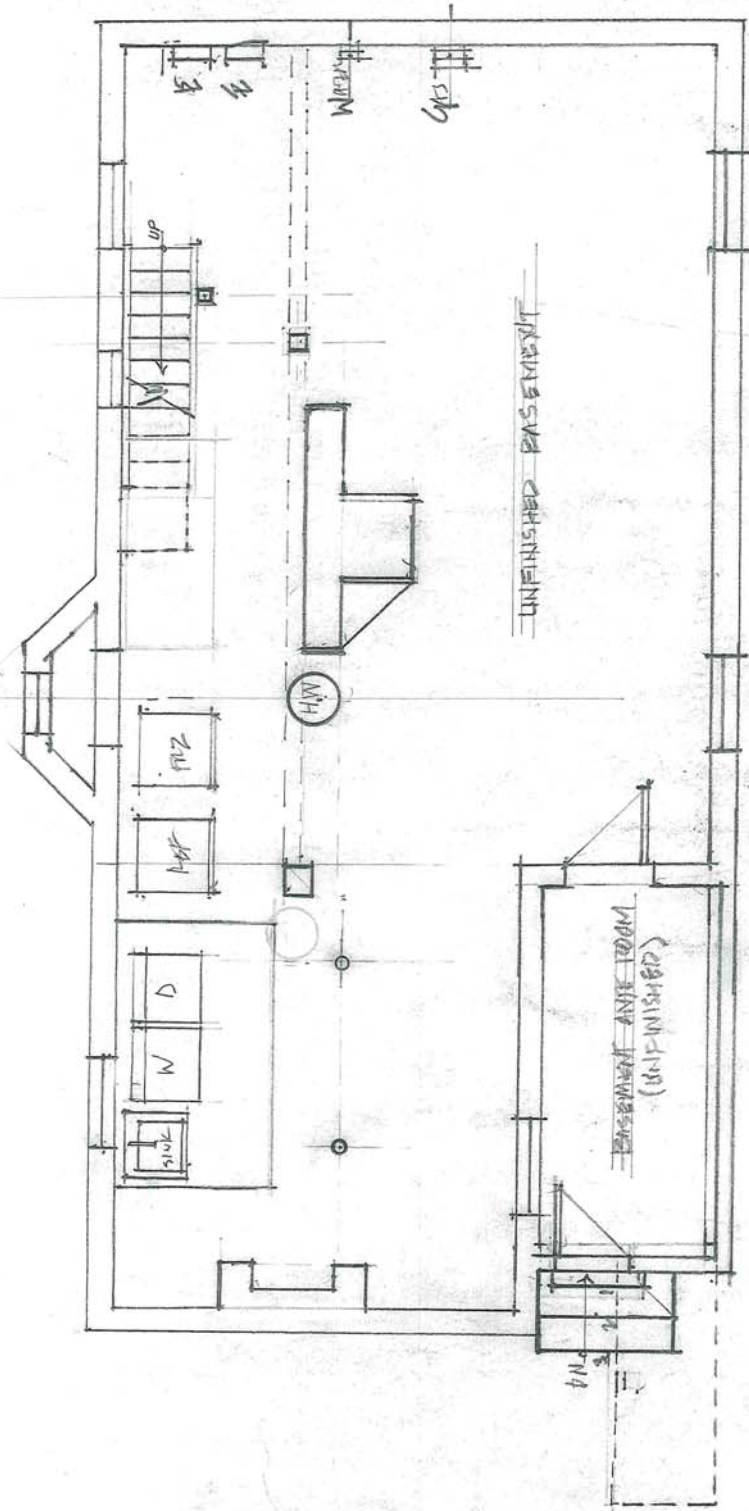


36 MAIN STREET  
 HASTINGS ON HUD. NY 10706



10/15/15  
 REVISED 1/11/16





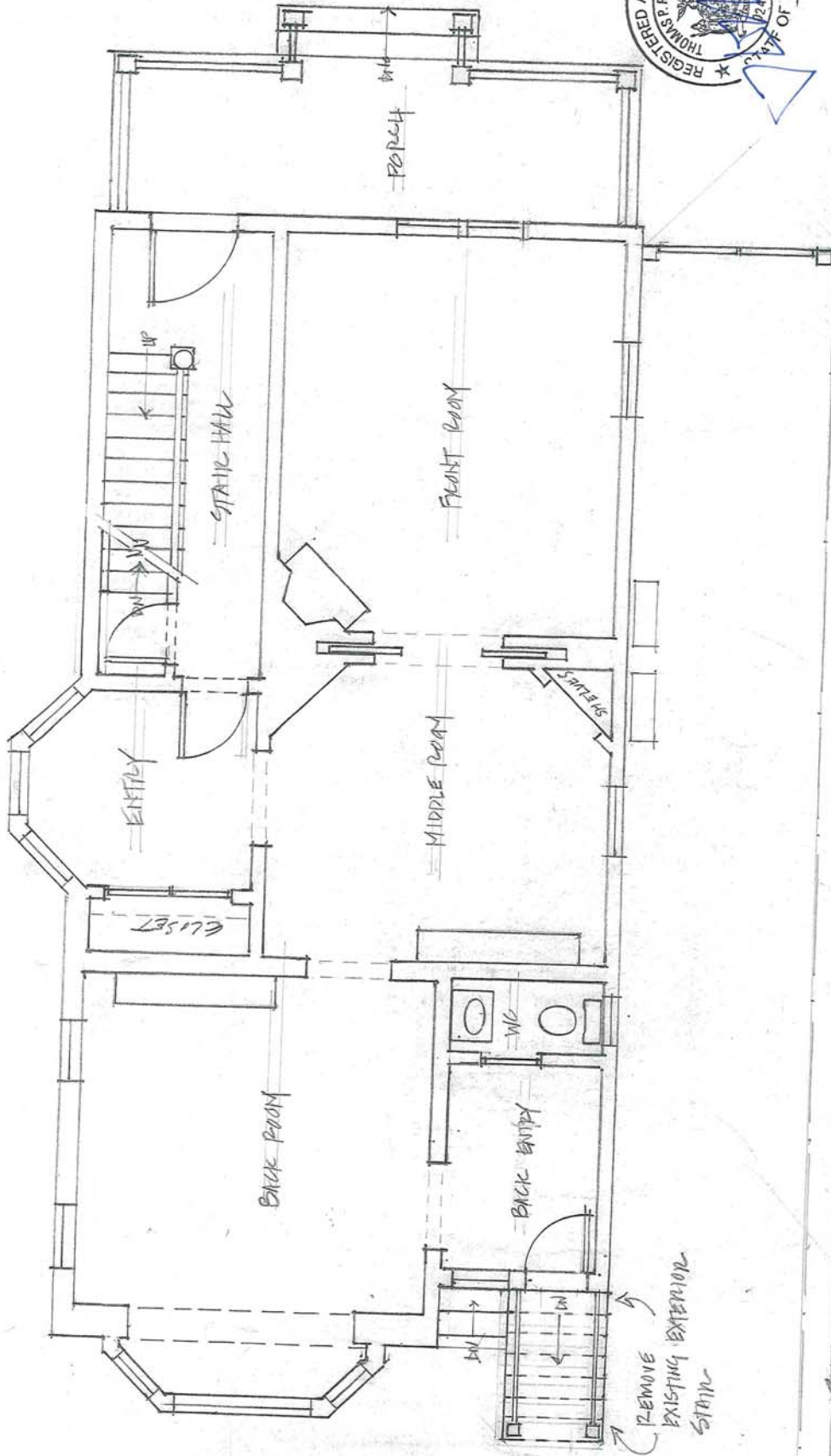
BASEMENT FLOOR PLAN SCALE 1/4" = 1'-0" → N

36 MAIN STREET  
HASTINGS ON HUD, NY 10706

10/2/15

EXISTING SUBJECT PLAN 10/2/15 → N





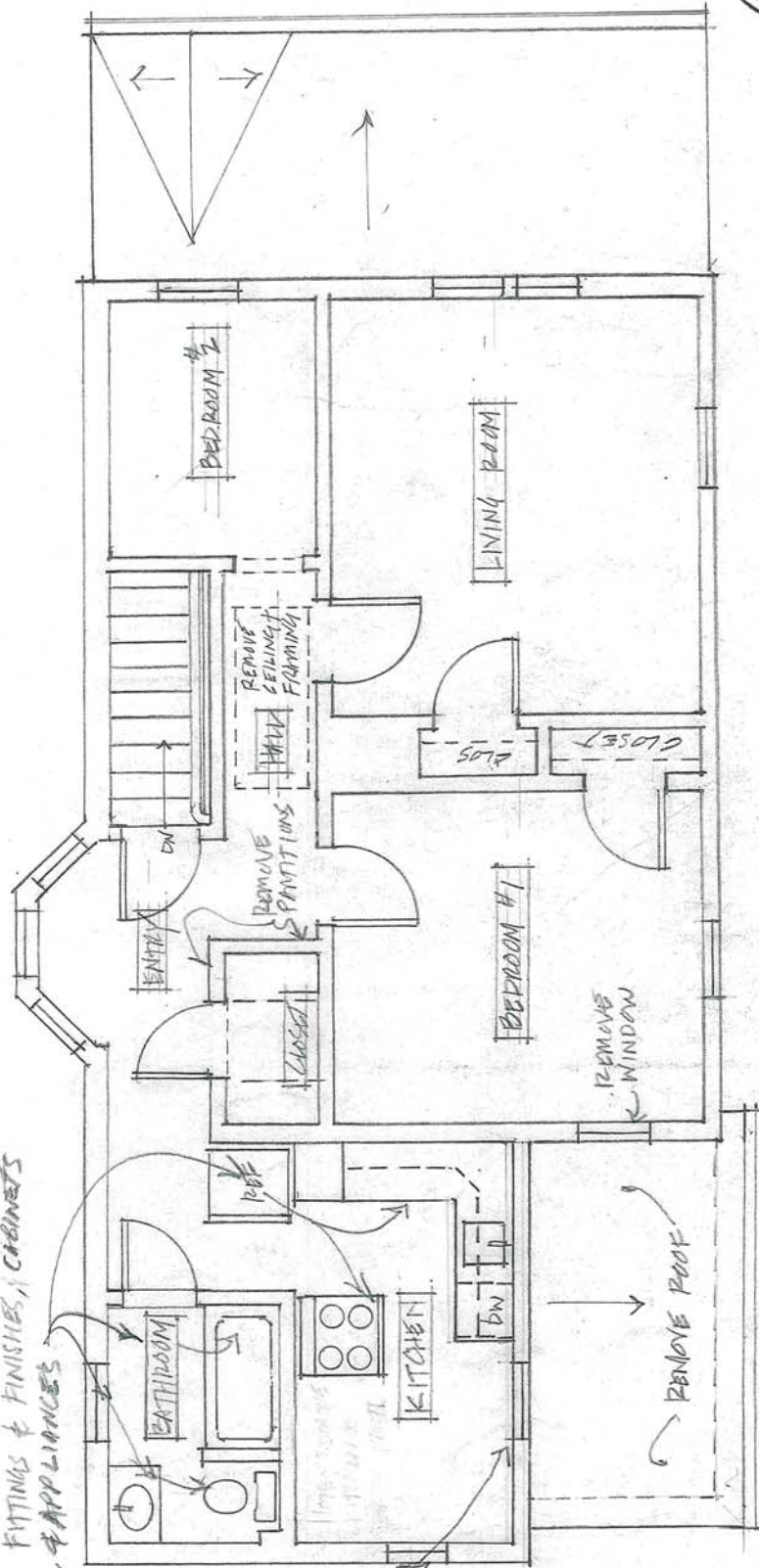
**FIRST FLOOR PLAN**      SCALE 1/4" = 1'-0"  
**EXISTING CONDITIONS**      → N  
 EXISTING FIRST FLOOR PLAN 1/4" = 1'-0" → N

36 MAIN STREET  
 HASTINGS ON HUD, NY 10706

10/2/15



NOTE: KITCHEN & BATHROOM DEMOLITION.  
 REMOVE KITCHEN & BATHROOM  
 PARTITIONS, WINDOWS, FIXTURES  
 FITTINGS & FINISHES, CABINETS  
 & APPLIANCES

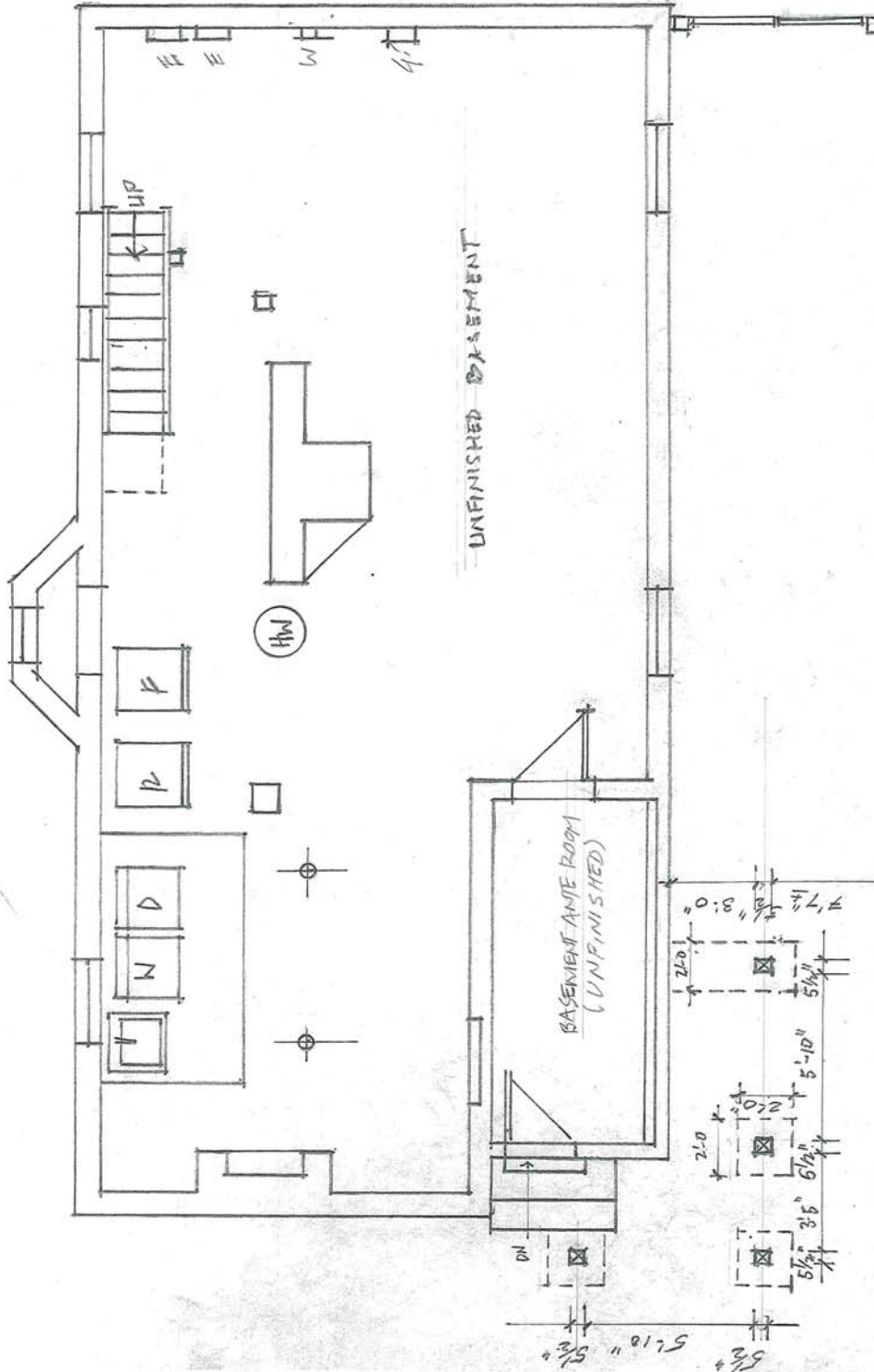


SECOND FLOOR PLAN SCALE 1/4" = 1'-0" EXISTING CONDITIONS

36 MAIN STREET  
 HASTINGS ON HUD NY 10706  
 10/2/15

EXISTING SECOND FLOOR PLAN 10/2/15





36 MAIN ST,  
HASTINGS ON HUD. NY 10706

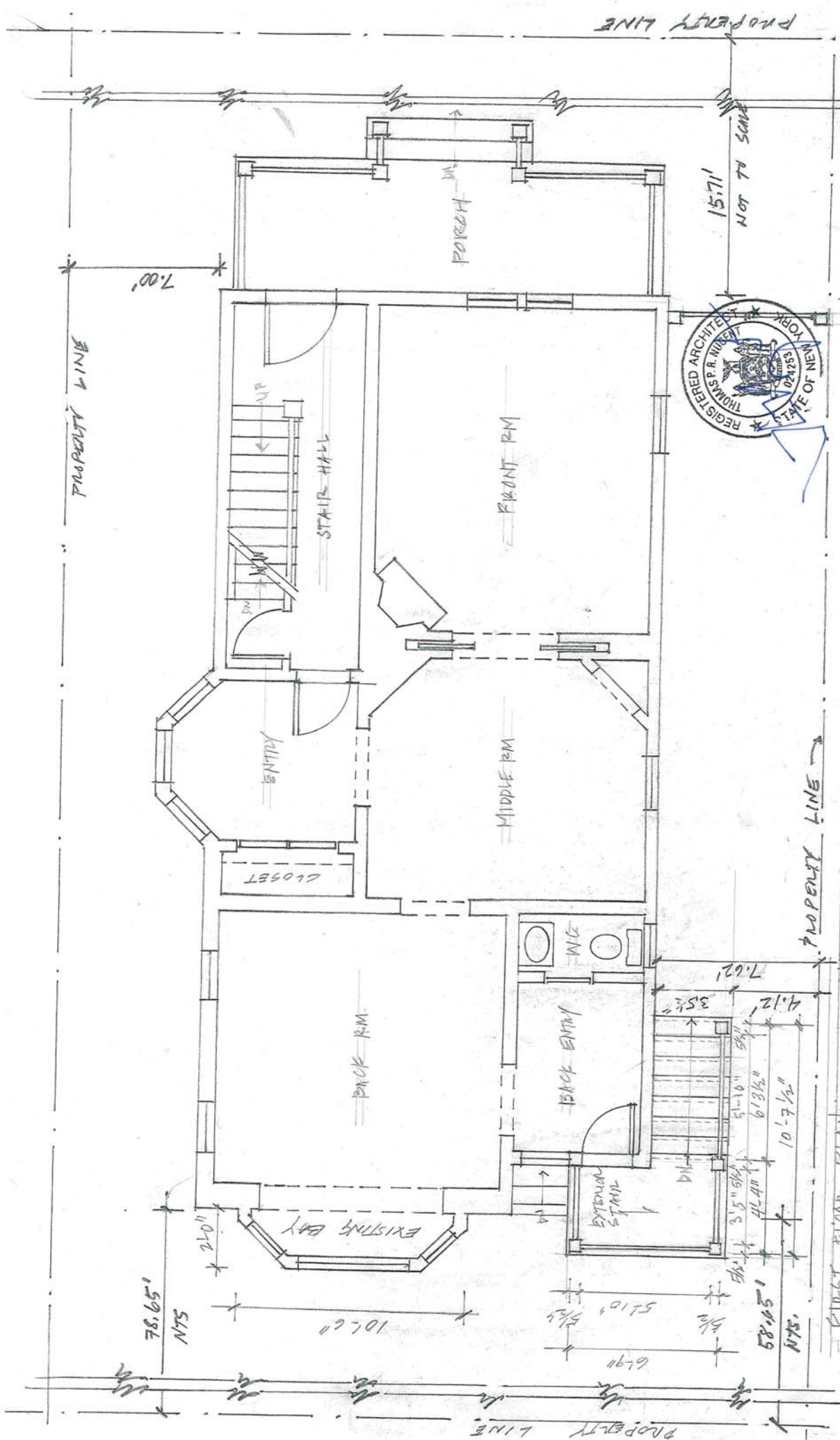
10/2/15

SCALE: 1/4" = 1'-0"  
 PROPOSED FLOOR PLAN  
 PROPOSED CONDITIONS

PROPOSED CEILING PLAN







36 MAIN STREET  
 HASTINGS-ON-HUD NY 10706

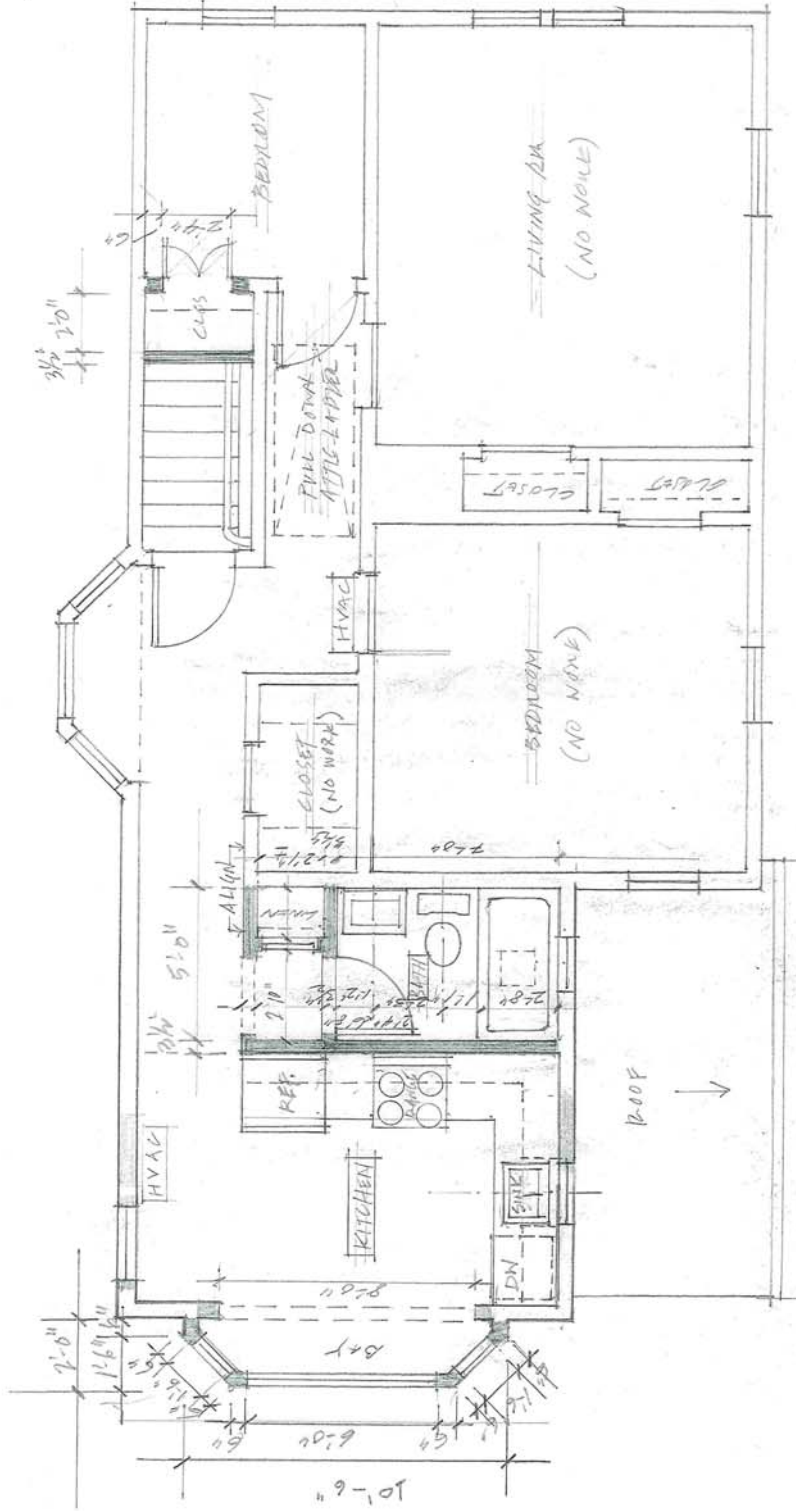
10/2/15

SCALE = 1/4" = 1'-0"

FIRST FLOOR PLAN  
 PROPOSED CONDITIONS

PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0" → N



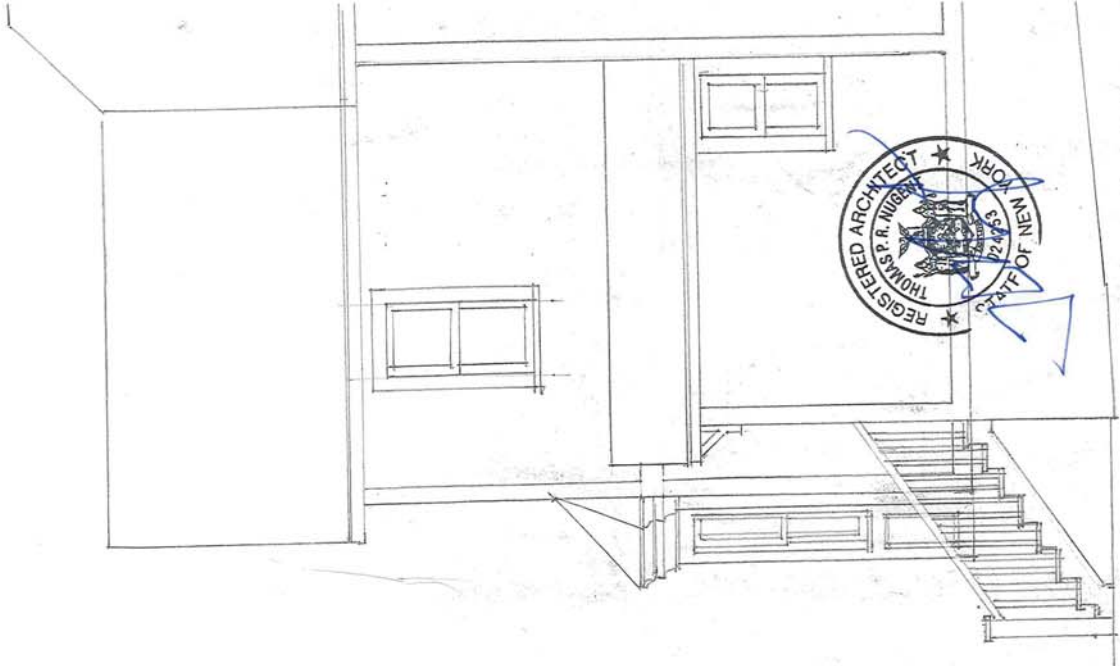


SECOND FLOOR PLAN SCALE 1/4" = 1'-0" → N  
PROPOSED CONDITIONS

36 MAIN STREET  
HASTINGS IN HUD, NY 10706

DATE: 1/11/16



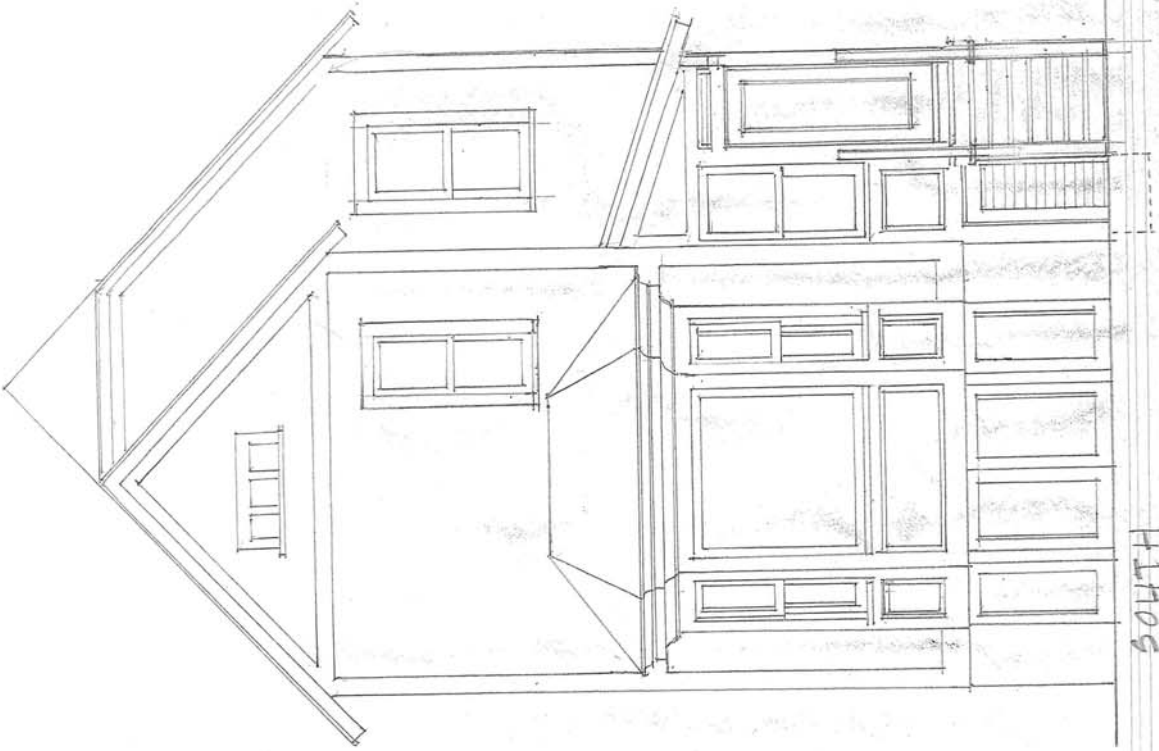


EAST

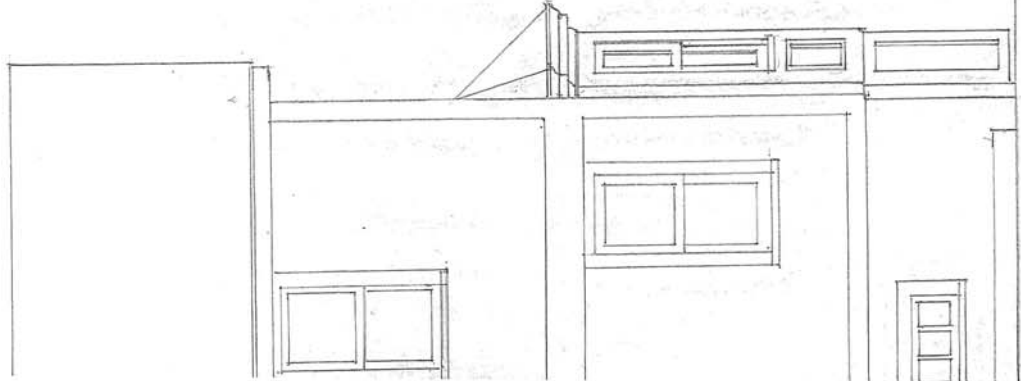
36 MAIN STREET

HASTINGS HURD NY 10106

2/10/15



SOUTH

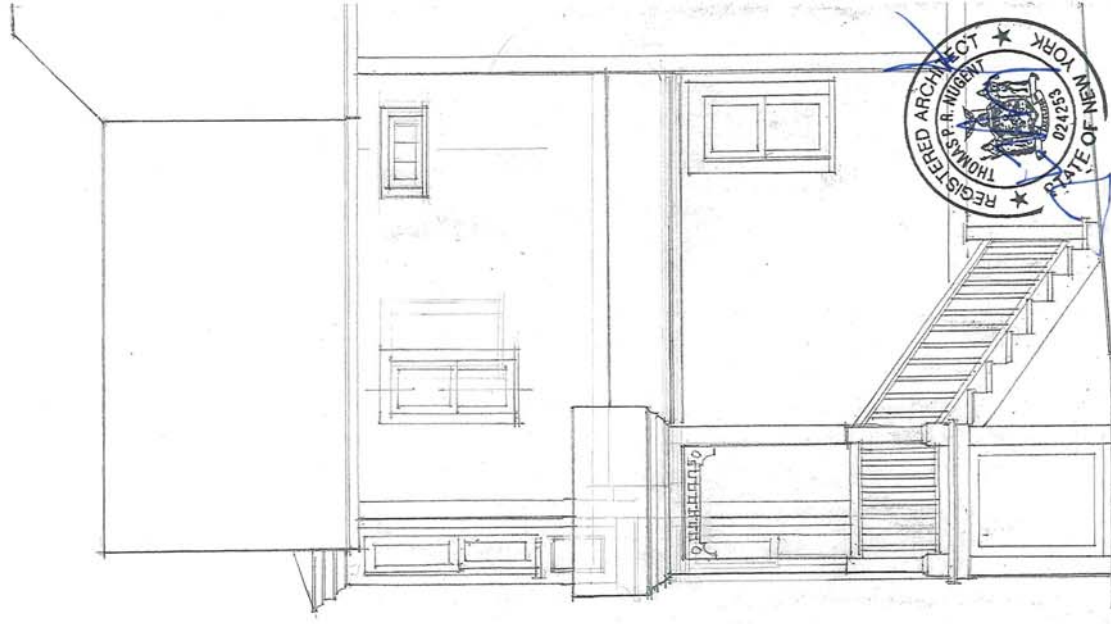


WEST

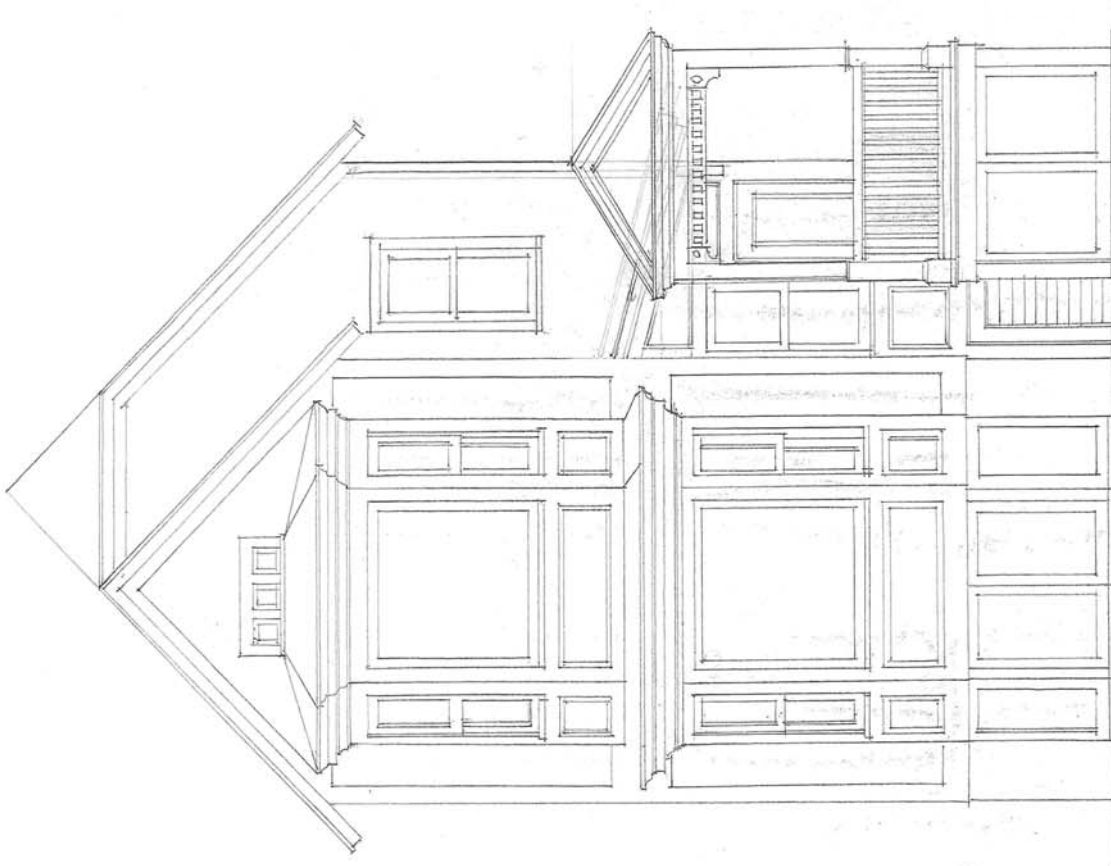
EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"

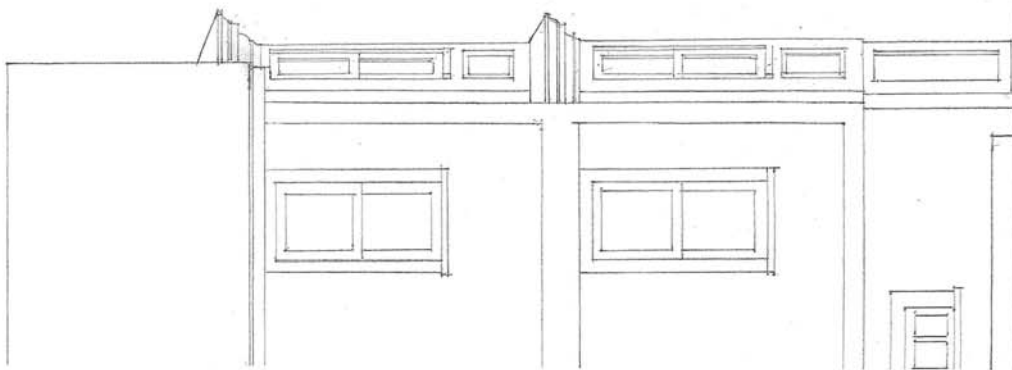




EAST ELEV. 36 MAIN STREET  
HASTINGS ON HUD NY 10011  
1/22/16



SOUTH ELEVATION



WEST ELEVATION  
PROPOSED CONDITIONS  
SCALE: 1/4" = 1'-0"