

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



Case number: Date of application:

Property owner: Norma Bacter, Tom Lopez
 Property address: 524 Farragut Parkway
 Name all streets on which the property is located: Farragut Parkway
 Sheet: Block: Lot/Parcel: Zoning District:

Applicant: Norma Bacter, Tom Lopez
 Standing of applicant if not owner: SAME
 Address: 524 Farragut Parkway
 Daytime phone number: 914 478-0034 Fax number:
 E-mail address: NORMAONTHEGO @optonline.net
(lower case)

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>295-36</u>	<u>required off street parking spaces = 6</u>	<u>4</u>	<u>4</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	25'	26.2'	No change / variance Rgd.
REAR	25'	25.4 (13.5 pre-existing deck)	No Variance Rgd.
SIDE ONE	8'	4.68 pre-existing	No Variance Rgd.
SIDE TWO	20'	59'	No Variance Rgd.
TOTAL OF TWO SIDES	28'	59' 63.68'	No Variance Rgd.

YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.	N/A		No Variance Rgd.
REAR	N/A		No Variance Rgd.
SIDE	N/A		No Variance Rgd.

BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2.5	2	No Variance Rgd.
FEET	35	28	No Variance Rgd.

LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA	7500	8210	No Variance Rgd.
BLDG. COVERAGE / % OF LOT AREA	30%	16.7%	No Variance Rgd.
DEVELOPMENT COVERAGE / % OF LOT AREA	40%	26%	No Variance Rgd.

*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 w/home office	Single family	No Variance Rgd.

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

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- 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:

N/A

- Is there an approved site plan for this property?: (Yes) Pending (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:

Norma Baltes
 Applicant

Sworn to before me this 13TH day
 of July, 2007

Linda M. Perry
 Notary Public

LINDA M. PERRY
 Notary Public, State of New York
 No. 01PE5082957
 Qualified in Rockland County
 Commission Expires August 4, 2017

VILLAGE OF HASTINGS-ON-HUDSON

Zoning Board of Appeals

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



STATE OF NEW YORK
COUNTY OF WESTCHESTER
VILLAGE OF HASTINGS ON HUDSON

Name : Norma Batter , being duly sworn, deposes and says that
he/she resides at 524 Farragut Pkway 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 owner to make the annexed
application in his/her behalf and that the statement of fact contained in said application are true. .

Norma Batter
Owner

SWORN TO BEFORE ME THIS 13TH DAY
OF July 2015

Linda M. Perry
Notary Public

LINDA M. PERRY
Notary Public, State of New York
No. 01PE5082957
Qualified in Rockland County,
Commission Expires August 4, 2017

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.

VILLAGE OF HASTINGS-ON-HUDSON
 Site Plan Approval Application Requirements Checklist



Code section	Code Section Provisions	Indicate how the applicable provisions are addressed*
§ 295-106.A	The application for site plan approval on official Village forms signed by the fee owner of the property, which application shall include, among other things: (1) The names of all record owners of all adjacent properties and the sheet, lot, block and section number of those properties and the property to be developed. (2) A list of any deviations from the requirements of this chapter. (3) A completed New York State Environmental Quality Review Act assessment form.	Attached
§ 295-106.B	Any covenants or deed restrictions that are intended to cover all or any part of the property to be developed.	None on sheet G-1
§ 295-106.C	A planting plan prepared by an architect or landscape architect certified by the State of New York.	on sheet G-1
§ 295-106.D	A vicinity map, at a scale of not less than 200 feet to the inch, showing buildings on contiguous lots.	on site plan
§ 295-106.E	A detailed site plan showing, at a scale of not less than 20 feet to the inch on sheets not to exceed 30 inches by 40 inches, the applicant's entire property and adjacent properties and existing streets and indicating: 1. The title of the development, if any; the date the plan was prepared; the North point; the scale; and the name and address of the record owner, the engineer, the architect, the land planner, the surveyor and the person who prepared the site plan. 2. The location of all existing and proposed lot lines, easements, reservations and areas dedicated to public uses. 3. All existing municipal school district, zoning district and special district boundaries 4. The location of yards required by this chapter and indicating whether and by how much such yards are greater or less than the actual proposed yards. 5. The location and dimensions of all existing and proposed buildings and structures, including, without limitation, the height of all buildings and structures and the width of all courts. 6. The existing and proposed use of all land and the existing and proposed use and exterior design of all existing and proposed buildings and structures, including, without limitation, the proposed grades, facades and other architectural features, and the location and attachment of mechanical equipment and other appurtenances to the exterior or at the roof. 7. The existing and proposed division of all existing and proposed buildings and structures into units of separate occupancy. 8. The location of all existing watercourses, marshes, wooded areas, rock outcrops, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, and all other significant existing land features. 9. The location, layout and surfacing of all existing and proposed driveways, paving and off-street parking and loading areas, including individual parking spaces. 10. The location, size and type of all landscaping, screening and buffer areas.	All on site plan sheet G-1 • All zoning of property and adjacent properties are R-7.5 in the Hastings-on-Hudson school District. There are no special districts affecting the subject parcel. Single family House with a home office see sheet A-1 N/A N/A sheet G-1 sheet G-1

VILLAGE OF HASTINGS-ON-HUDSON
Application for the Planning Board Review/Action
for Site Plan, Subdivision
Steep Slopes and/or View Preservation



STATE OF NEW YORK
COUNTY OF WESTCHESTER ss.:

The undersigned applicant states that he/she has read all applicable code sections of the Village of Hastings-on-Hudson and is herewith submitting this application complete with all such documentation and information as is necessary and required under the code and is hereby requesting the aforementioned action/approval/s by the Planning board of the Village of Hastings-on-Hudson.

Sworn to before me this 26th day
of June, 2015

Norma Balter
Signature of the Applicant

Linda M. Perry
Notary Public

LINDA M. PERRY
Notary Public, State of New York
No. 01PE5082957
Qualified in Rockland County
Commission Expires August 4, 2017

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Name: Norma Balter, being duly sworn, deposes and says that he/she resides at Dorchester Avenue 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 4.110 Block 17 and Lot 5 of the tax map, and that he/she hereby authorized William Balter to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Sworn to before me this 26th day
of June, 2015

Norma Balter
Signature of the Owner

Linda M. Perry
Notary Public

LINDA M. PERRY
Notary Public, State of New York
No. 01PE5082957
Qualified in Rockland County
Commission Expires August 4, 2017

Submit eleven (13) sets of this application with all necessary documents, plans, surveys, photographs, applicable checklists and any other data that you deem critical to make your case before the Planning Board.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: BALTER / LOPEZ RESIDENCE ALTERATION/ADDITION			
Project Location (describe, and attach a location map): 524 FARRAGUT PARKWAY, HASTINGS-ON-HUDSON, N.Y. WEST SIDE OF FARRAGUT PARKWAY 1/4 MILE WEST OF SAWMILL RIVER BRIDGE			
Brief Description of Proposed Action: PROPOSED 2 STY./ADDITION (OVER GARAGE), WITH RELATED ALTERATIONS, AT EXISTING SINGLE FAMILY RESIDENCE			
Name of Applicant or Sponsor: GREGORY L. McWILLIAMS, AIA, ARCHITECT		Telephone: (914) 432-5791	E-Mail: GJM/ARCHITECT@GMAIL.COM
Address: 3 SHADY LANE FARM ROAD			
City/PO: OSSINING	State: N.Y.	Zip Code: 10562	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
VILLAGE OF HASTINGS-ON-HUDSON PLANNING BOARD: SITE PLAN APPROVAL			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.188 acres	
b. Total acreage to be physically disturbed?		±.110 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.188 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
STORM WATER SHALL BE DIRECTED TO EXISTING ON SITE 30" STORM DRAIN RUNNING THROUGH PROPERTY.			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>GREGORY J. MCWILLIAMS, AIA</u>		Date: <u>6/8/15</u>
Signature: <u>Gregory J. McWilliams</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Norma Balter
Thomas Lopez
524 Farragut Parkway
Hastings-on-Hudson, NY 10706
(914)478-0034

July 10, 2015

7 Maple Avenue
Hastings on Hudson
Zoning Board of Appeals

To Whom It May Concern,

Tom Lopez and I are the owners of 524 Farragut Parkway. This is a single family home that we purchased earlier this year and are in the process of renovating. Enclosed is a ZBA application requesting at variance to allow us to have four off-street parking spaces instead of the eight that would be required without a ZBA variance.

We are both therapists who have been seeing patients in our homes for more than 20 years. I have lived in Hastings for more than 50 years on Lefurgy Avenue and most recently on Dorchester Avenue.

My private practice consists of not more than 10 hours a week of seeing patients in my home. Tom Lopez sees patients for not more than 25 hours per week.

Our home has two parking spaces in the garage, which is where we will keep our cars. In front of the garage there will be two additional parking spaces which is the most that we will need at any one time. For the most part, we will not have more than one patient on the property at any one time. In addition to the four parking spaces, we are also adding a turn-around to improve the existing condition from one where cars must back-out onto Farragut Parkway so that cars can turn around on our property before going onto this public road.

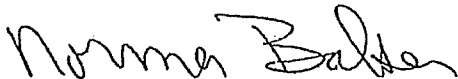
I understand the five criteria that the ZBA considers the following in determining whether or not to grant area variances:

- The variance will not result in an undesirable change in the character of the neighborhood or be a detriment to nearby properties. In fact, by reducing the off-street parking from eight spaces to four spaces (two of which will be in the garage), we will

- The benefit that we seek is to have less parking than the code requires. It is feasible for us to have more parking than the variance we are seeking would allow. If the board denies this variance request, we will build the additional four parking spaces.
- The requested variance is not substantial in that the additional four spaces required by the code are completely unnecessary. As a percentage, we are asking to build 50% (four) of the required eight parking spaces.
- The proposed variance will not have an adverse impact on the physical or environmental conditions in the neighborhood. In fact, less off-street parking allows more green-scape and less impervious surface and in this way keeps a more residential feel in the neighborhood, which is a benefit to the neighborhood.
- The alleged difficulty is self-created, but we have no choice in seeking this variance if we want to a) have a home office and b) avoid the more commercial feel that would be created by building an additional 4 parking spaces.

We look forward to attending the ZBA meeting and appreciate your time in meeting with us.

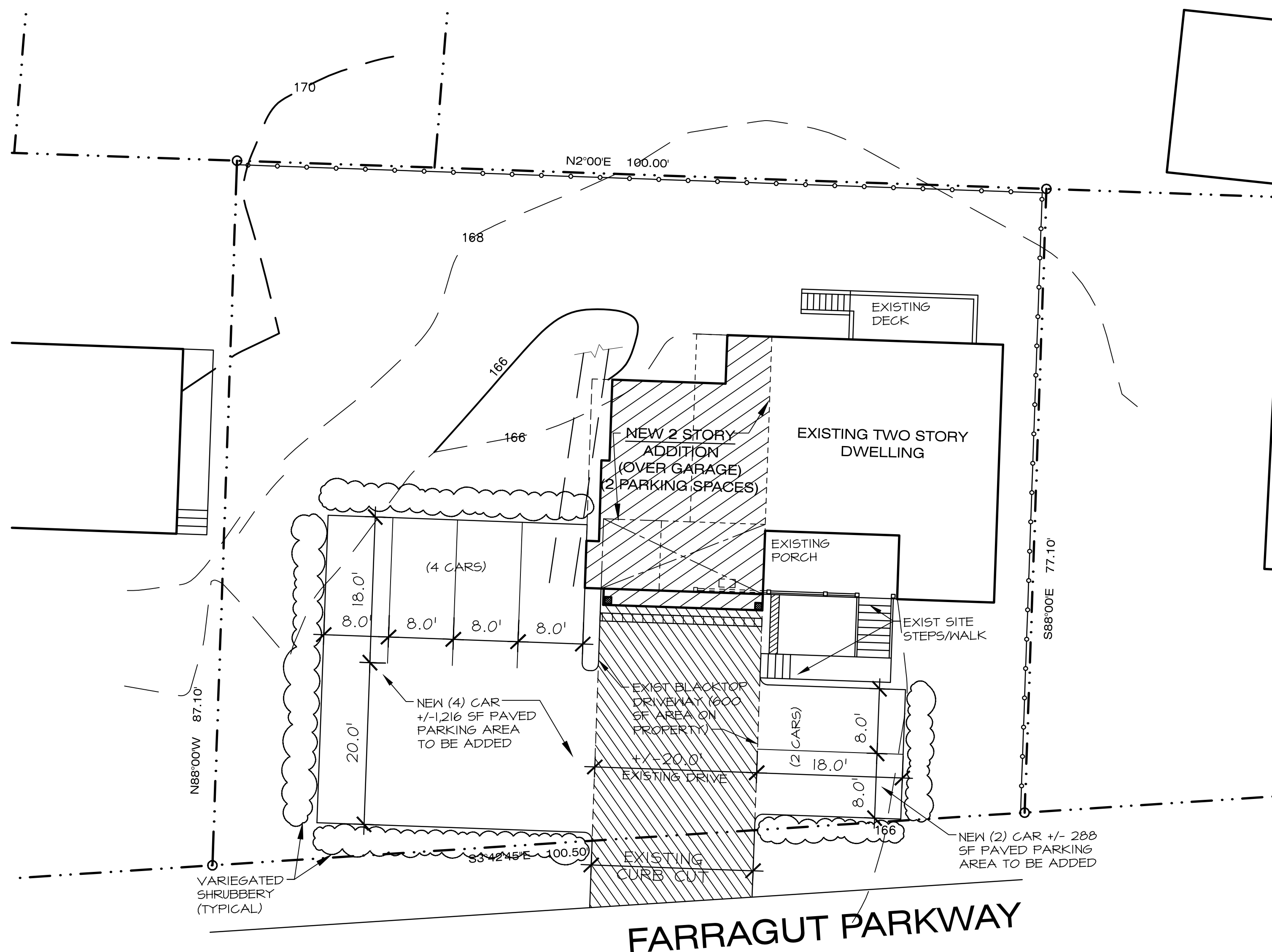
Sincerely,



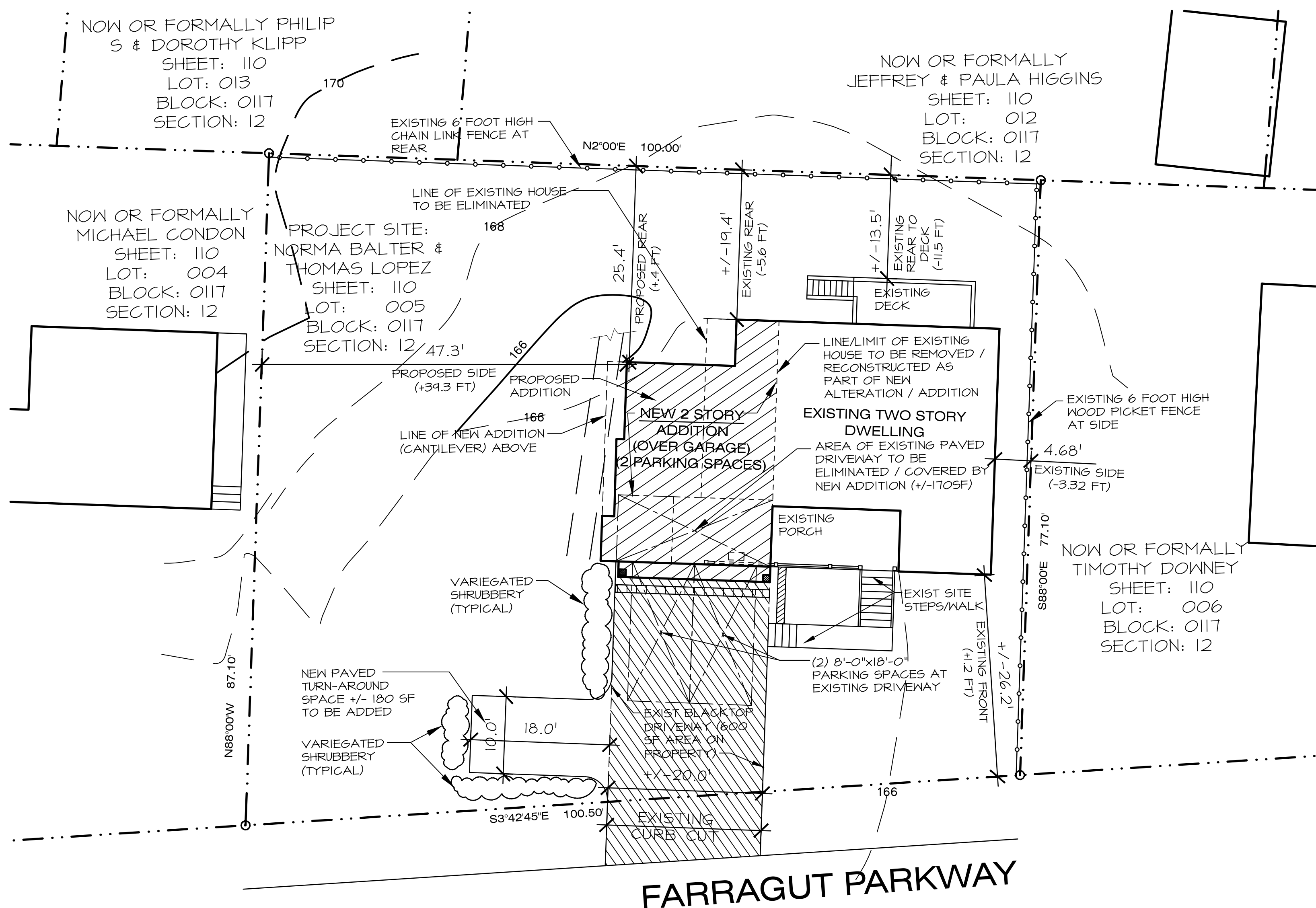
Norma Balter

Enc.

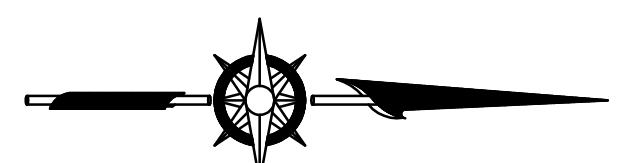
cc: Tom Lopez
Bill Balter



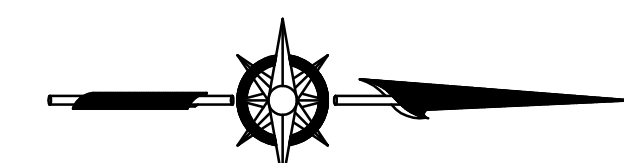
FARRAGUT PARKWAY



FARRAGUT PARKWAY



CODE COMPLIANT OFFSTREET PARKING PLAN
SCALE: 1"=10'-0"



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

OFFSTREET PARKING/DRIVEWAY AREA BREAKDOWN:

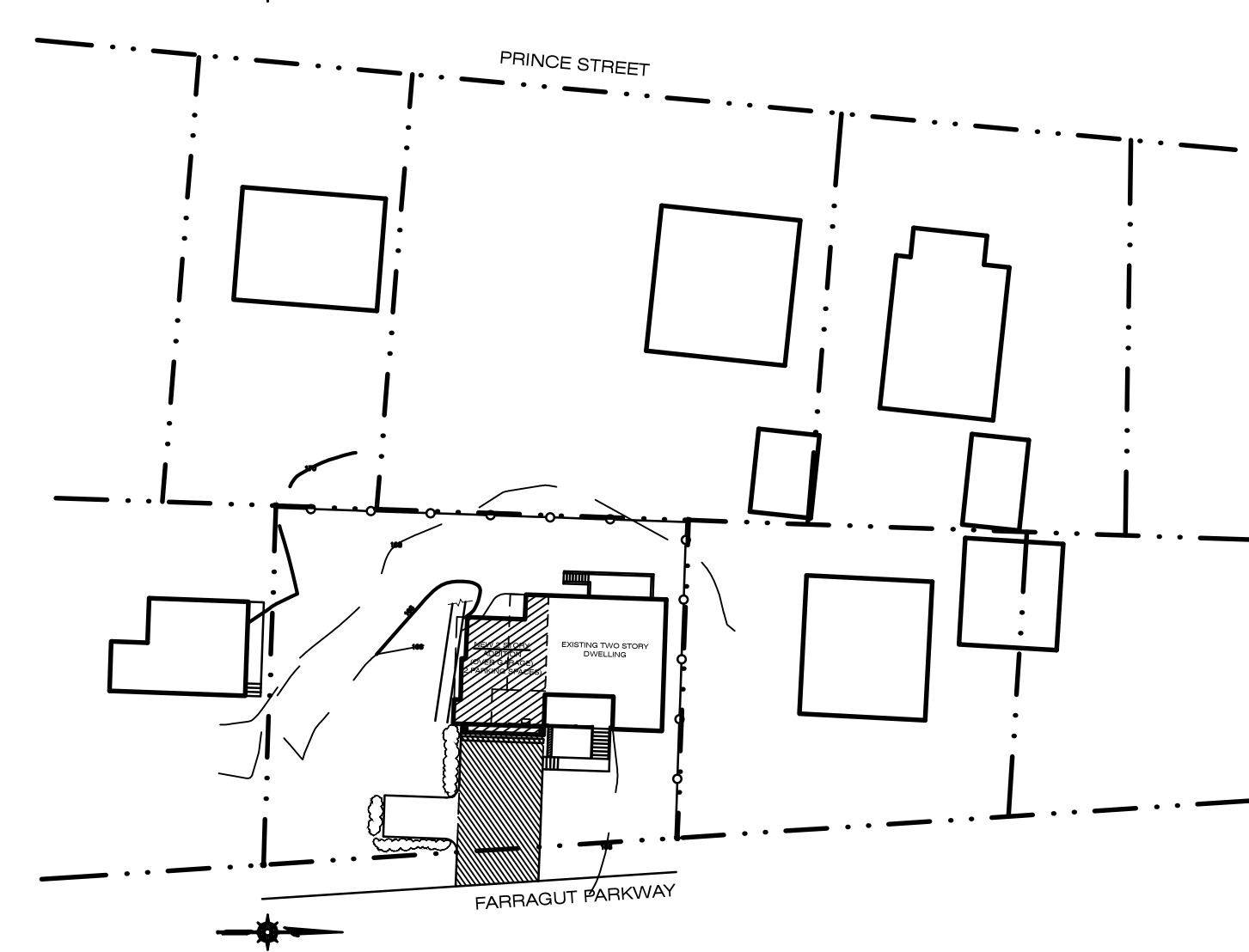
PARKING PLAN SCHEME	EXISTING DRIVEWAY/PARKING AREA	DRIVEWAY/PARKING AREA AFTER COMPLETION	MAXIMUM PERMITTED DRIVEWAY/PARKING AREA	COMPLIANCE AFTER COMPLETION
CODE COMPLIANT OFFSTREET PARKING PLAN	610 SF	2,114 SF	1,600 SF	*NON-COMPLIANT (1,154 SF OVER MAX. PERMITTED)
PROPOSED SITE PLAN	610 SF	740 SF	1,600 SF	COMPLIANT (170 SF LESS THAN MAX. PERMITTED)

* VARIANCE REQUIRED

ZONING TABLE

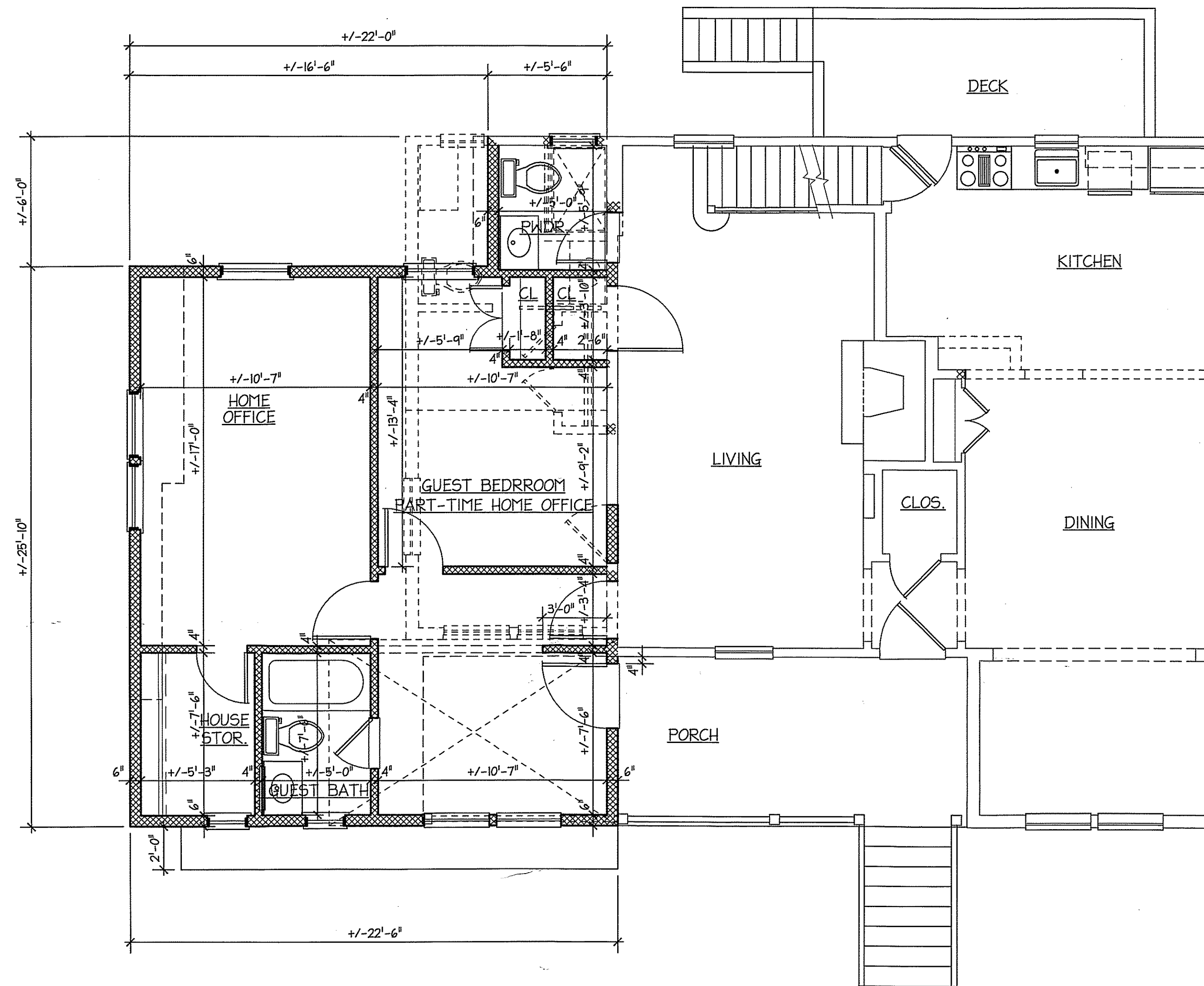
REGULATION	REQUIRED / PERMITTED	EXISTING	PROPOSED
R-7.5 ZONING DISTRICT			
- MINIMUM LOT SIZE	1500 SF	+/-8,210 SF	+/-8,210 SF
- MINIMUM LOT WIDTH	75 FT	100.5 FT	100.5 FT
- MINIMUM LOT DEPTH	--	71.1 FT	71.1 FT
- MINIMUM FRONT YARD	25 FT.	+/-26.2 FT.	+/-26.2 FT.
- MINIMUM REAR YARD	25 FT.	+/-13.5 FT. (TO DECK)	+/-25.4 FT.
- MINIMUM (1) SIDE YARD	8 FT.	4.68 FT.	4.68 FT.
- MINIMUM (2) SIDE YARD	20 FT.	+/-59 FT.	+/-44.48 FT.
- MAXIMUM BLDG. HGT.	35 FT./2.5 STORY	+/-28 FT./2 STORY	+/-28 FT./2 STORY
- MAXIMUM BUILDING COVERAGE	30%	+/-16.7%	+/-20.7%
- MAXIMUM DEVELOPMENT COVERAGE	40%	+/-26%	+/-35.78%
- MAIN LEVEL BUILDING AREA	--	1,381 SF	--
* RESIDENTIAL USE	70% MIN.	824 SF	981 SF (71%)
* HOME OFFICE USE	30% MAX.	--	400 SF (29%)
- OFF STREET PARKING	8 SPACES	4 SPACES	4 SPACES

* (2) SPACES REQUIRED FOR RESIDENCE USE AND (6) SPACES REQUIRED FOR HOME OFFICE USE



VICINITY MAP
SCALE: 1"=40'-0"

rev. no.	by	date	description
drawing title: site parking plans			
project: proposed alteration / addition: norma balter & thomas lopez residence			date: 6/4/15
524 farragut parkway, hastings-on-hudson, ny			scale: as noted
gregory j. mcwilliams, a.i.a. architect			drawn by: bds
3 shady lane farm road, ossining, new york 10562			project no. M14-50
			drawing no. SP-1



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

<table border="1"> <tr> <td>Rev. no.</td> <td>by</td> <td>date</td> <td>description</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Rev. no.	by	date	description						drawing title: main level floor plan		drawing no. A-1
	Rev. no.	by	date	description								
project: norma balter & thomas lopez residence 524 Farragut parkway, Hastings-on-Hudson, NY		date: 6/4/15 scale: as noted drawn by: bds project no. M14-50										
gregory j. mcwilliams, a.i.a. architect 3 shady lane farm road, Ossining, New York 10562 (914) 432-5791												