

# 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: PETER CISZEWSKI AND CORINNE McSPEDON  
 Property address: 9 LEFURGY AVENUE  
 Name all streets on which the property is located: LEFURGY AVENUE  
 Sheet: 4.90 Block: 85 Lot/Parcel: 2 Zoning District: R-10

Applicant: ALEX STOJANOVIC  
 Standing of applicant if not owner: ARCHITECTURAL DESIGNER  
 Address: 61 PINECREST DRIVE, HASTINGS, NY 10706  
 Daytime phone number: 917-747-2241 Fax number: -  
 E-mail address: AS@5400.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*
295-68F1C	SIDE YARD MIN 12 FT	9.7 FT	9.7 FT
295-55A	EXTENSION OF NON- CONFORMITY FRONT YARD	16.8 FT	16.8 FT
295-68F1A	FRONT YARD 30 FT	16.8 FT	16.8 FT
.....	.....	.....	.....
.....	.....	.....	.....

\*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 FT	16'-9 5/8"	16'-9 5/8"
REAR	32'-4 1/8"	37'-8"	32'-4 1/8"
SIDE ONE	12'-0"	9'-8 3/8"	9'-8 3/8"
SIDE TWO		29'-6 1/8"	29'-6 1/8"
TOTAL OF TWO SIDES	30'-0"	39'-2 1/2"	39'-2 1/2"

#### YARD SETBACKS (Accessory Structure)

	REQUIRED	EXISTING	PROPOSED
TO PRINCIPAL BLDG.			
REAR			
SIDE			

#### BUILDING HEIGHT

	PERMITTED	EXISTING	PROPOSED
STORIES	2 1/2	2 1/2	2 1/2
FEET	35'-0"	28'-6"	33'-1"

#### LOT COVERAGE

	PERMITTED	EXISTING	PROPOSED
LOT AREA			
BLDG. COVERAGE / % OF LOT AREA	25 %	14.4 %	18.4 %
DEVELOPMENT COVERAGE / % OF LOT AREA	35 %	39.8 %	28.4 %

\*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	SINGLE FAMILY

\*\* 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:

N/A

.....

.....

- 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:

\_\_\_\_\_  
 Applicant

Sworn to before me this \_\_\_\_\_ day  
 of \_\_\_\_\_, 200\_

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

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 : Corinne M'Spedon & Peter Ciszewski , being duly sworn, deposes and says that he/she resides at 9 Lefurgy 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 4.90 Block 85 and Lot 2 of the tax map, and that he/she hereby authorized Alex Stojanovic to make the annexed application in his/her behalf and that the statement of fact contained in said application are true.

Corinne M'Spedon  
Owner

SWORN TO BEFORE ME THIS 27<sup>th</sup> DAY  
OF April 2015

Mary Ellen Ballantine  
Notary Public



**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.

Alex Stojanovic

architectural and interior design  
61 Pincrest Drive  
Hastings, NY 10706

26 April 2015

RE: **9 Lefurgy Avenue – Single Family Addition**  
Zoning Board of Appeals application

This Letter serves as a brief description of variances being sought.

**Project Description:**

Single Family House located at 9 Lefurgy Avenue, sheet 4.90, block 85 and lot 2 of the tax map zoning R-10

**Variances sought:**

1. Allow replacing and widened porch at house front to a width of 7'-7" as well bettering landing and steps onto porch for comfortable access to the house.  
The existing porch is in urgent need of repair, the wooden support structure is partially rotting and the steps and landing leading to front entry door are cracked due to longtime movement showing in cracked brick steps and separating concrete support.
2. Allow addition at the rear of the building to align with existing non compliant side yard encroachment, to maintain a uniform architectural volume coherent with the architectural language of the neighborhood as well as with clear simple roof lines and harmonious facades.  
The simple volume being proposed as an addition is in keeping with the slender form of the building and respecting the architectural vocabulary. If forced to set back to comply the volume would both look to the exterior as a foreign approach; it would also create a very forced and un-natural flow in the interior of the house. In analyzing the neighboring houses both on Lefurgy and Cochrane Avenues, we noticed that most additions to similar houses at the back were done in keeping with aligned, straight side facades to maintain the uniform and clean overall appearance we are suggesting here. Not being allowed to take such an approach would probably look like a design mistake and out of character with it's surroundings.

Respectfully,

Alex Stojanovic



Survey of lot 288, 289 and part of 290 as on "Amended Map of Section 4, Hudson Heights", situate in the Village of Hastings on Hudson, Town of Greenburgh, County of Westchester and State of New York. Map was filed in the Westchester County Clerks Office, Division of Land Records, on January 13, 1914 as map no. 2045.

Certified made in accordance with the Code of Practice of the NYSAPLS

to: Commonwealth Land Title Insurance Company - Virtual Bank, its successors and/or assigns - Peter Ciszewski and Corinne McSpedon.

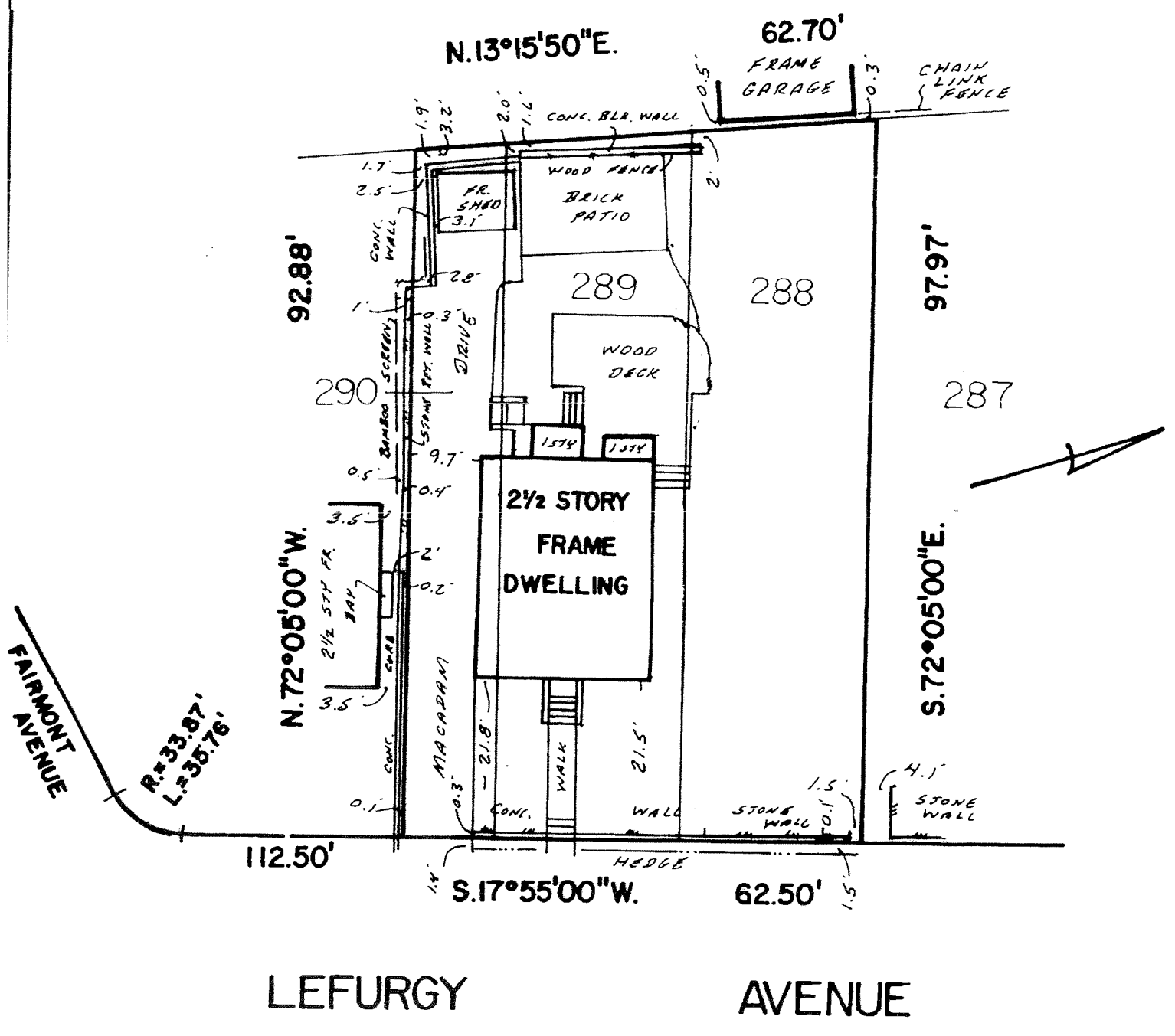
Surveyed: July 13, 2006

Scale is 1" to 20'

Title no: CW06 202582

Survey 06-BY

*Christopher Crossland*  
 NY LIC 49532  
 Christopher Crossland  
 P.O. Box 439  
 Fleetwood, NY 10552



**ZONING COMPUTATIONS**

**GENERAL INFORMATION:**

ADDRESS: 9 LEFURGY AVE HASTINGS-ON-HUDSON, NY 10706  
 ZONING: R-10  
 LOTS: 288, 289, 290  
 LOTS REA: 5,963.8 SF

**YARD REQUIREMENTS**

ITEM	EXISTING	REQUIRED	PROPOSED	REF.	VARIANCE REQUIRED
FRONT YARD	21'-9 5/8"	30'	21'-9 5/8"	295-68 YES	PORCHE INTRUSION
SIDE YARD 1	9'-8-3/8"	12'	9'-8-3/8"	295-68	YES
SIDE YARD 2	29'-6-1/8"	18'	29'-6-1/8"	295-68	NO
REAR YARD	37'-8"	32'-4-1/8"	32'-4-1/8"	295-68	NO

**LOT COVERAGE**

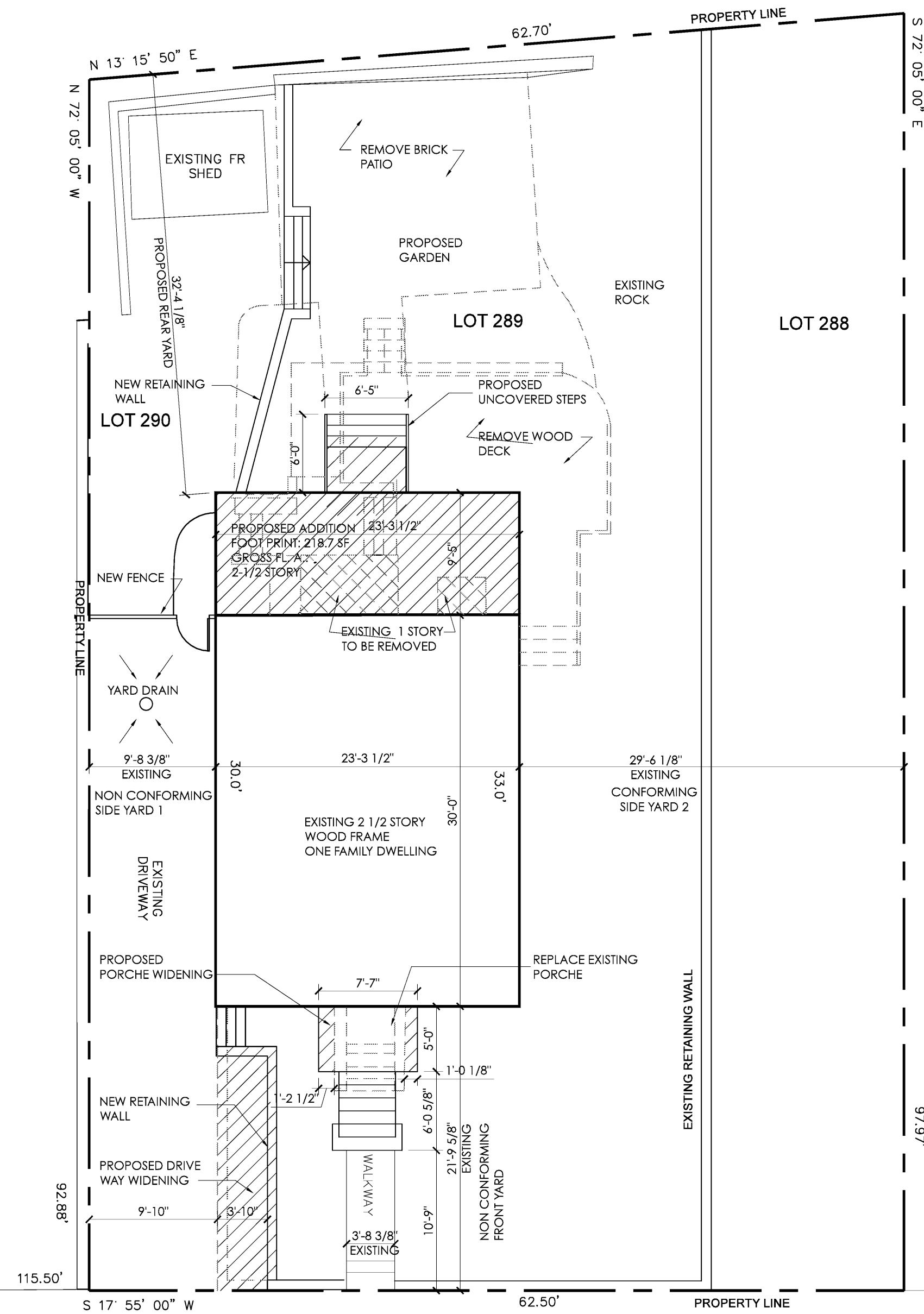
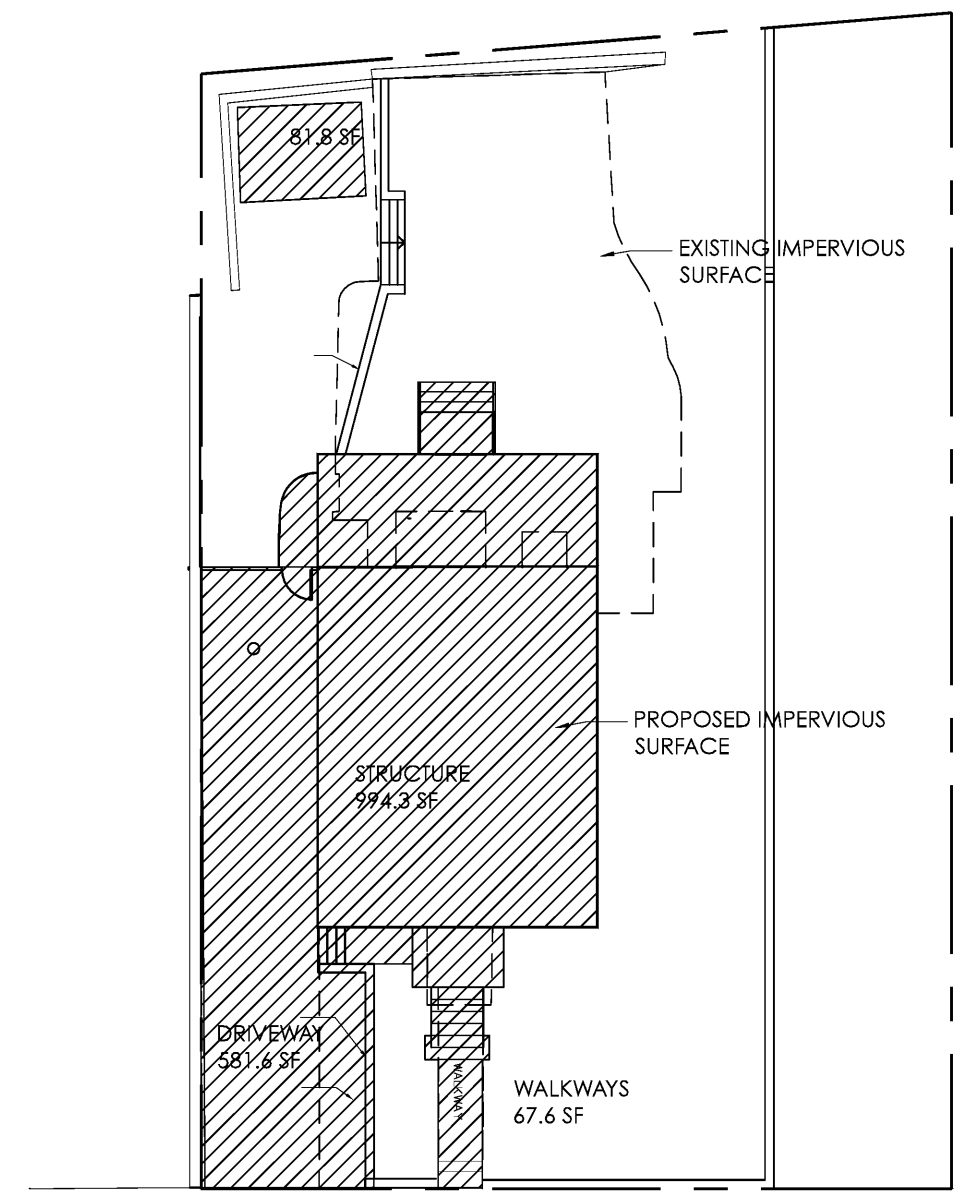
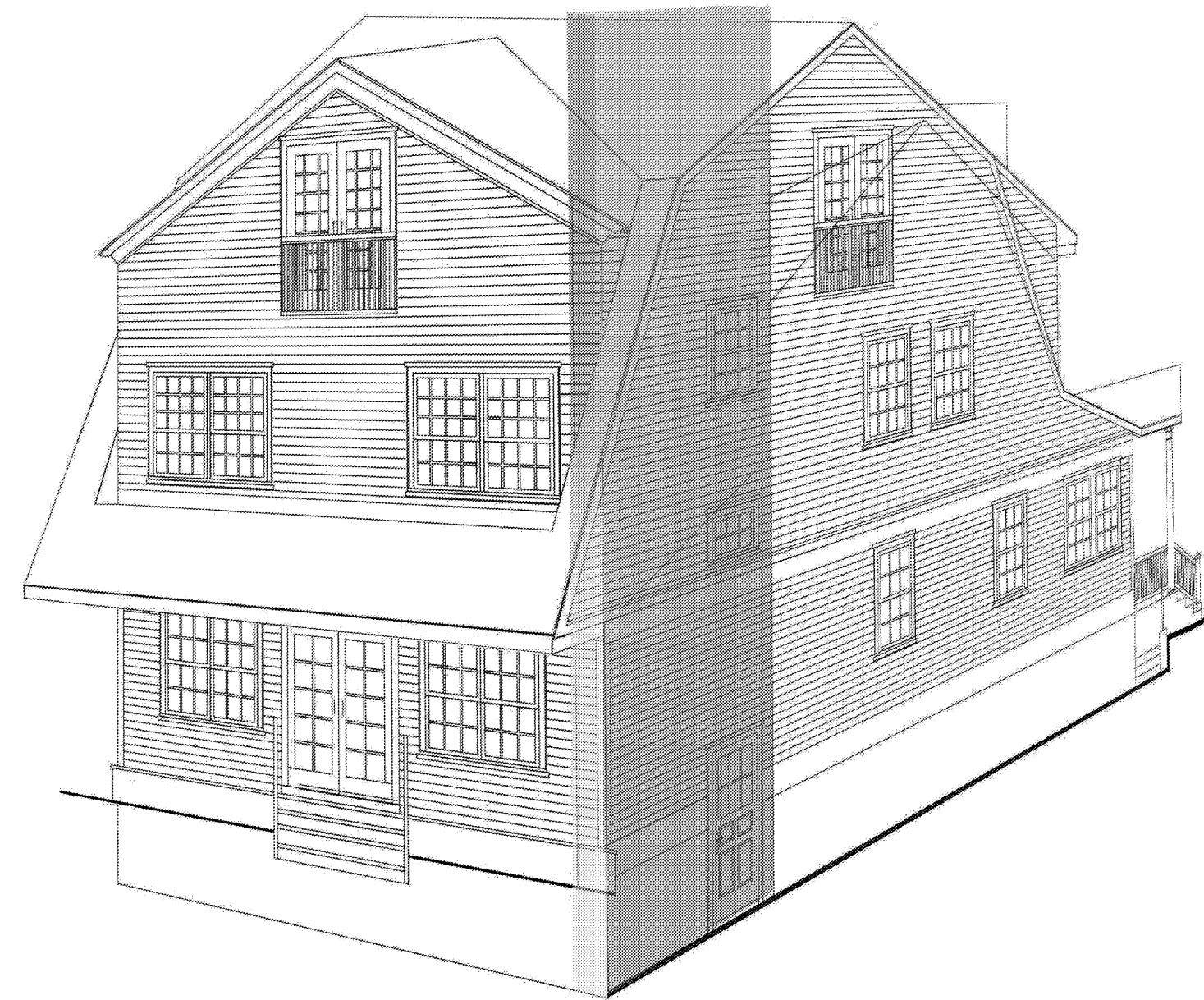
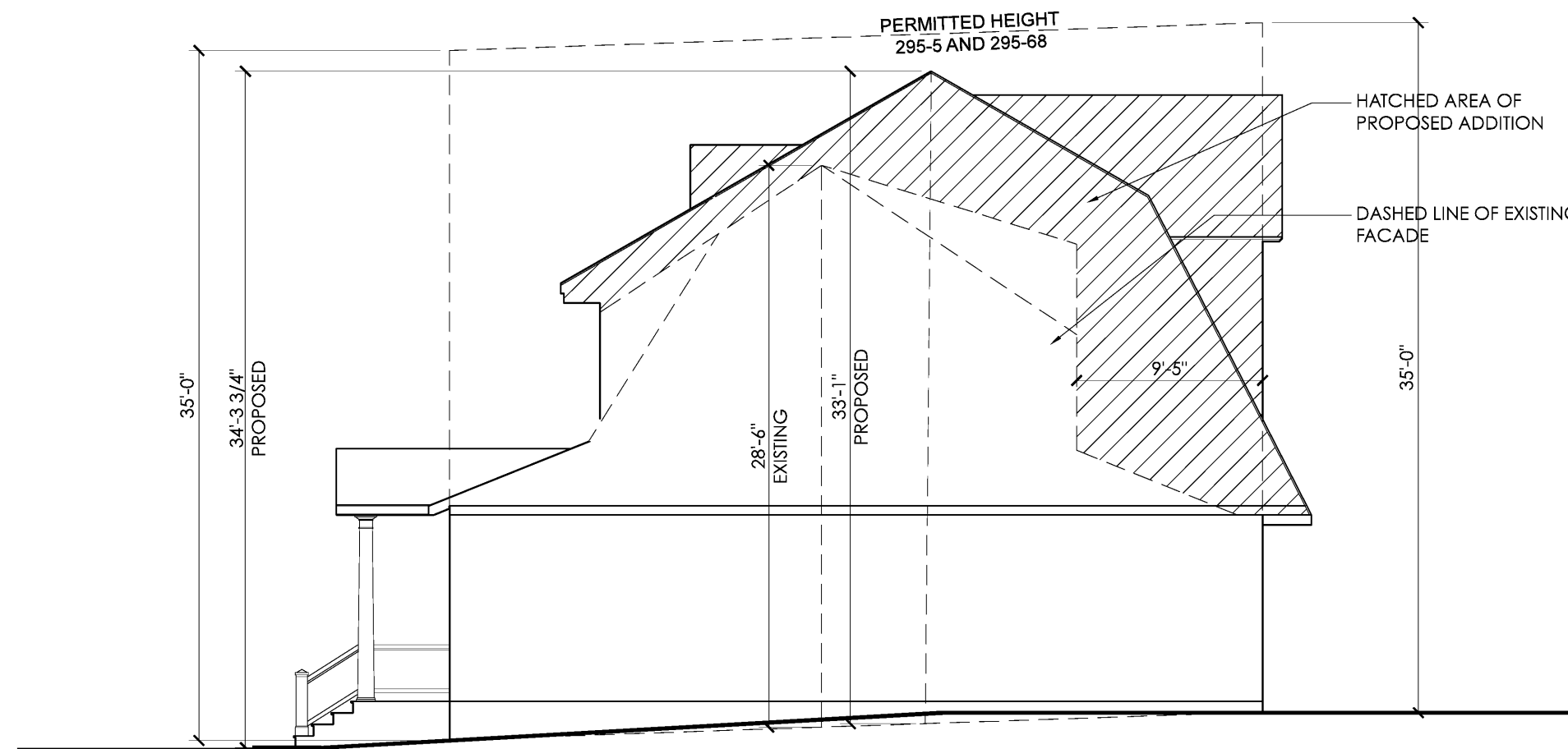
ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
% STRUCTURE	14.4%	25%	18.4%	295-68	NO
AREA STRUCTURE	860.47 SF	1,491 SF	1,100.46	295-68	NO
% DEVELOPMENT	39.8%	35%	28.4%	295-68	NO
AREA DEVELOPMENT	2,378.5	2,087.33	1,698.1 SF	295-68	NO

**IMPERVIOUS SURFACE**

ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
%	39.8%	35%	28.4%	295-68	NO
AREA	2,378.5	2,087.33	1,698.1 SF	295-68	NO

**HEIGHT REGULATIONS**

ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
HEIGHT (FT)	28'-6"	35'	33'-1"	295-68, 295-5	NO
STORY	2 1/2	2 1/2	2 1/2	295-68	NO



3 SITE PLAN 1/8"=1'-0"

**CIZEWSKI-McSPEDON RESIDENCE**

**ADDITION AND RENOVATIONS**

Project Address:  
 9 LEFURGY AVE  
 HASTINGS-ON-HUDSON, NY 10706

General Notes:

Professional Seal

NOTES:  
 1. DO NOT SCALE DRAWINGS  
 2. CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS ON THE PROJECT  
 3. DISCREPANCIES TO BE REPORTED TO ARCHITECT  
 4. ALL DRAWINGS REMAIN PROPERTY OF THE ARCHITECT  
 5. NOT FOR CONSTRUCTION UNLESS INDICATED AS 'ISSUED FOR CONSTRUCTION'

No.	Revision/Issue	Date
1	REVIEW	22 APR 15

Drawing Title  
**ZONING COMPUTATIONS**

Project no.	Sheet
Scale AS NOTED	A001
page 1	6

CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

General Notes:

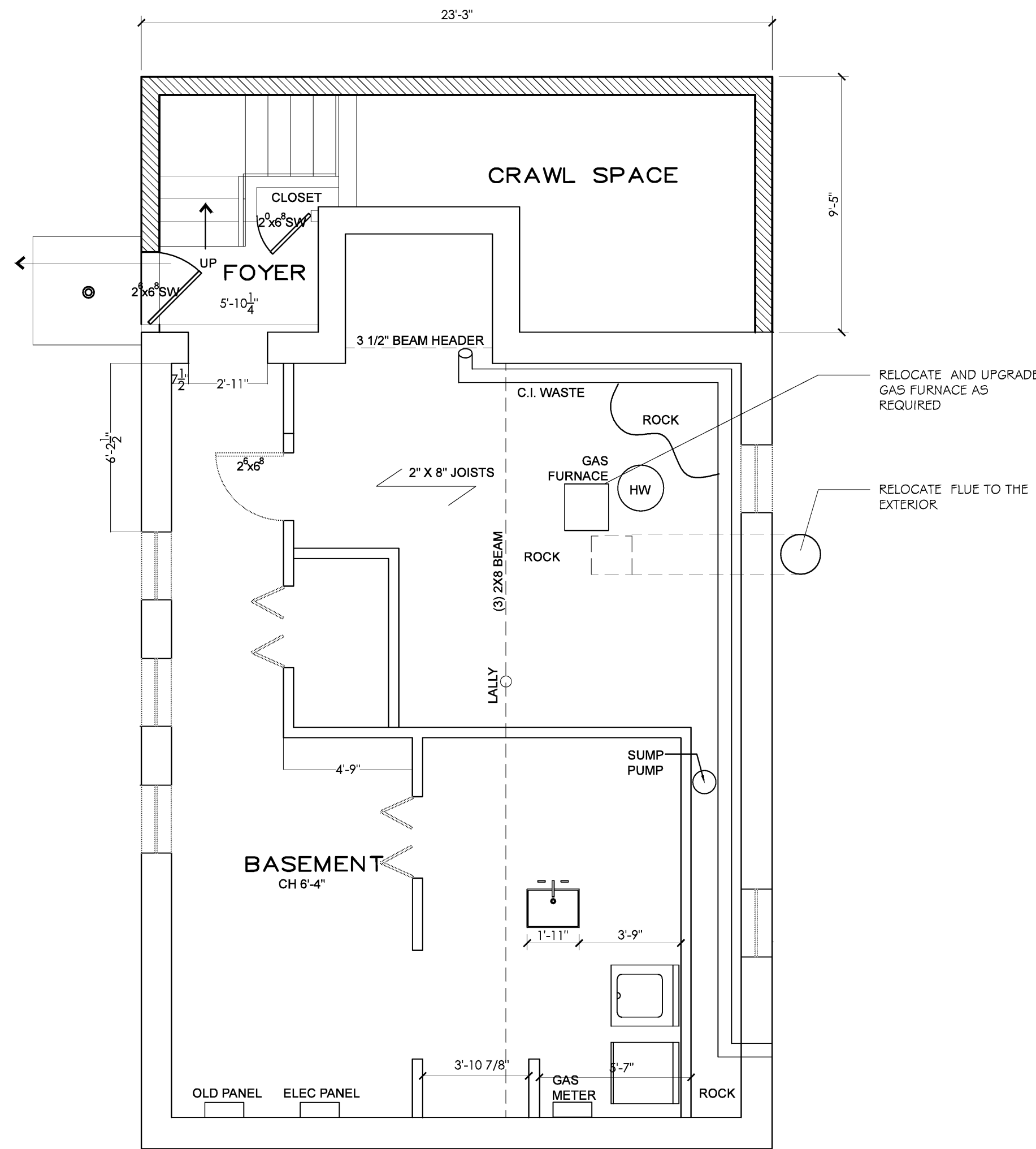
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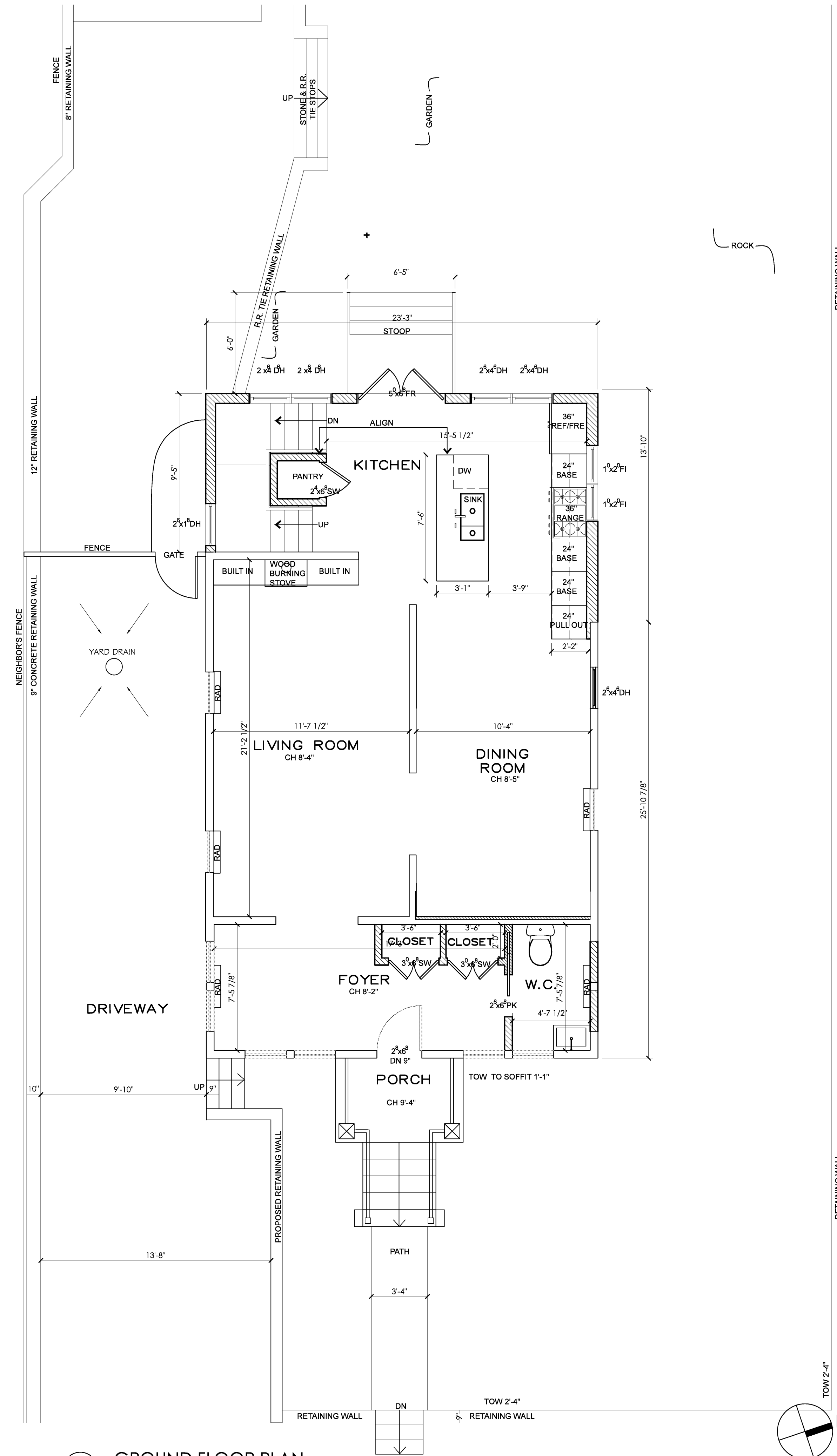
No.	Revision/Issue	Date
1	REVIEW	22 APR 15

Drawing Title  
PROPOSED FLOOR PLANS

Project no.	Sheet
Scale AS NOTED	A-100
page	2 6



1 CELLAR PLAN  
1/4"=1'-0"



2 GROUND FLOOR PLAN  
1/4"=1'-0"



CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

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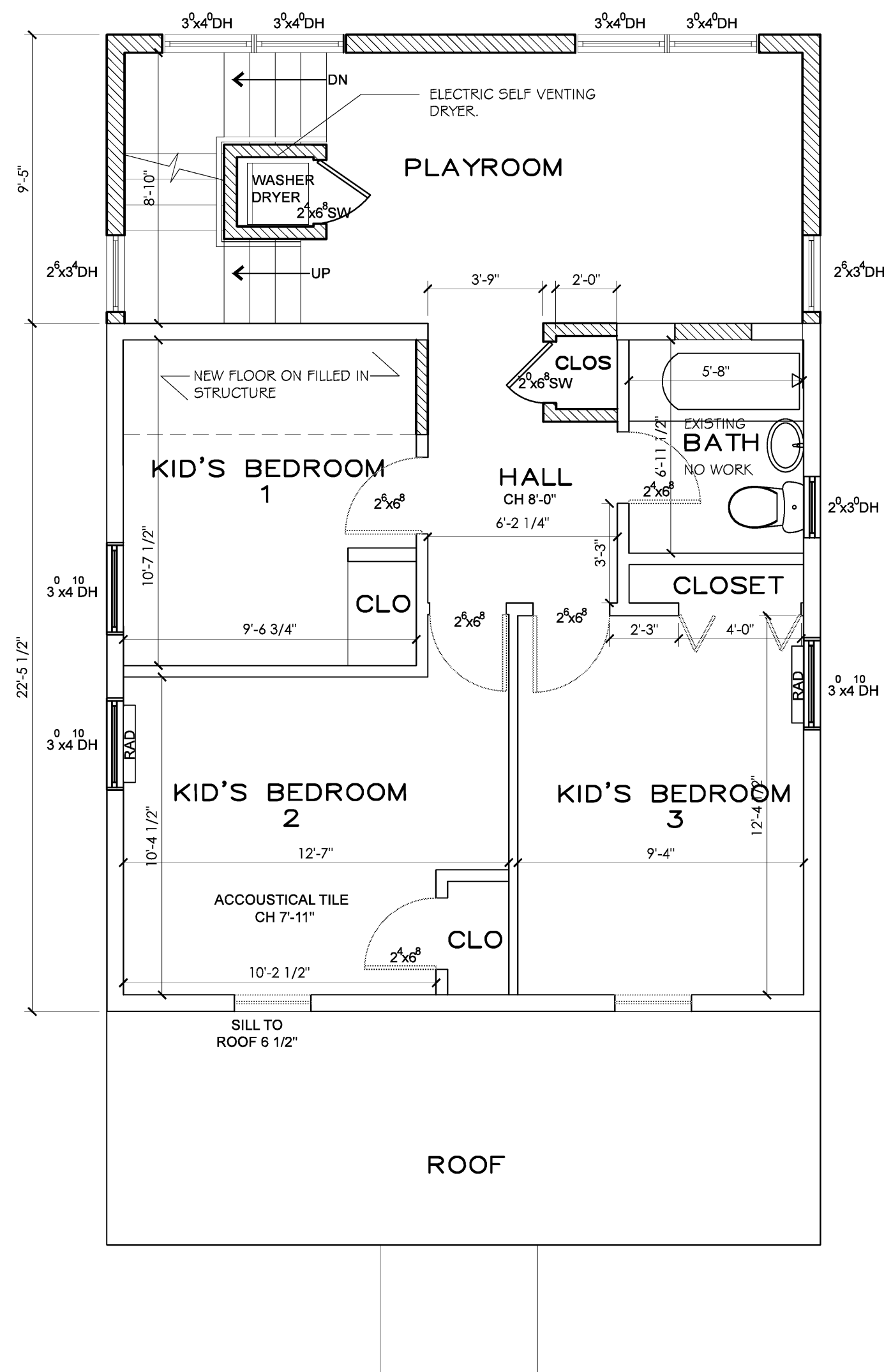
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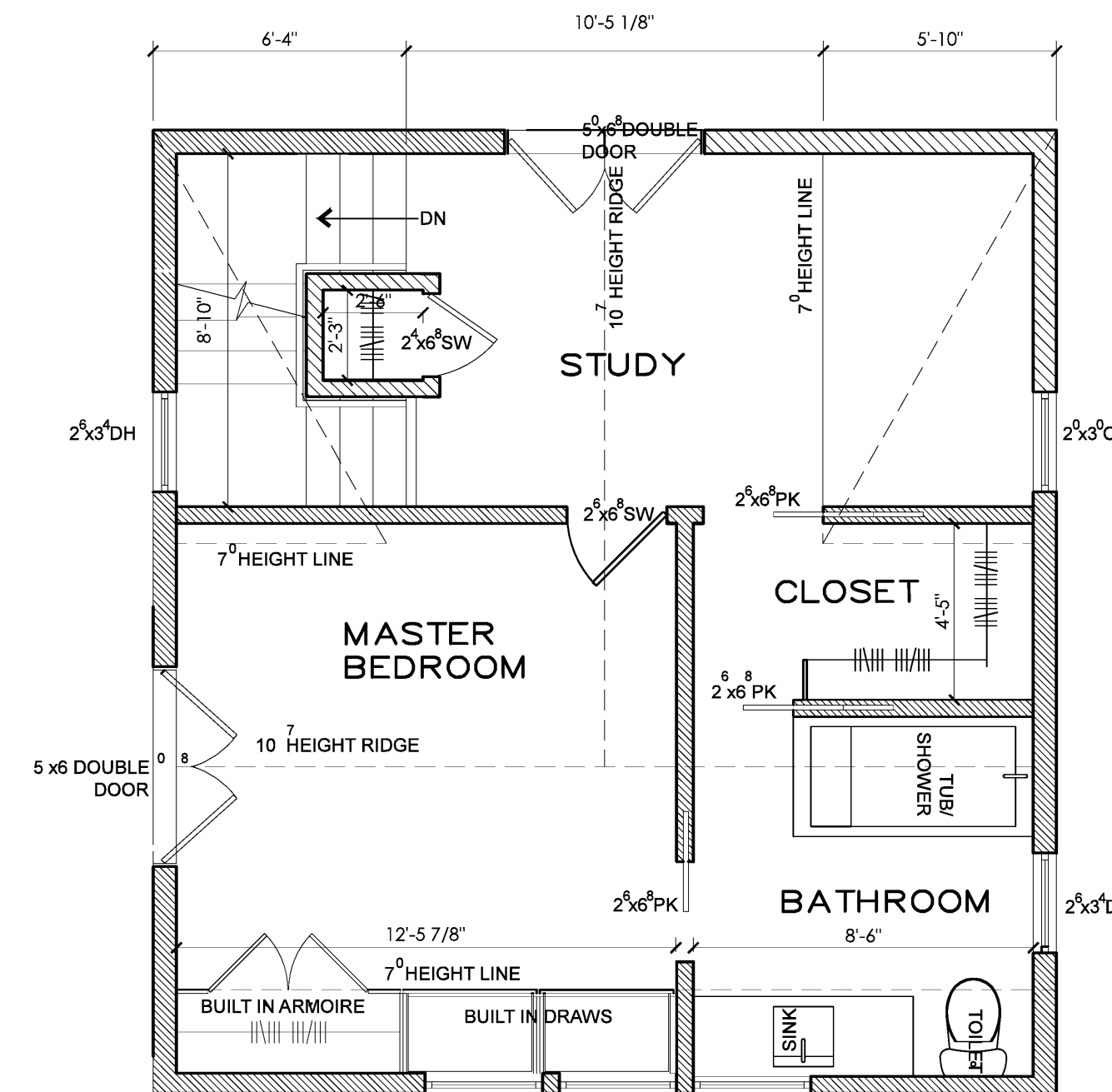
No.	Revision/Issue	Date
1	REVIEW	22 APR 15

Drawing Title  
PROPOSED FLOOR PLANS

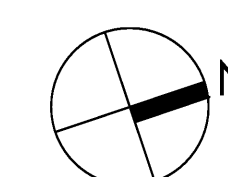
Project no.	Sheet
Scale AS NOTED	A-100
page 3	6



1 SECOND FLOOR PLAN  
1/4"=1'-0"



2 ATTIC FLOOR PLAN  
1/4"=1'-0"



CIZEWSKI-McSPEDON  
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ADDITION AND RENOVATIONS

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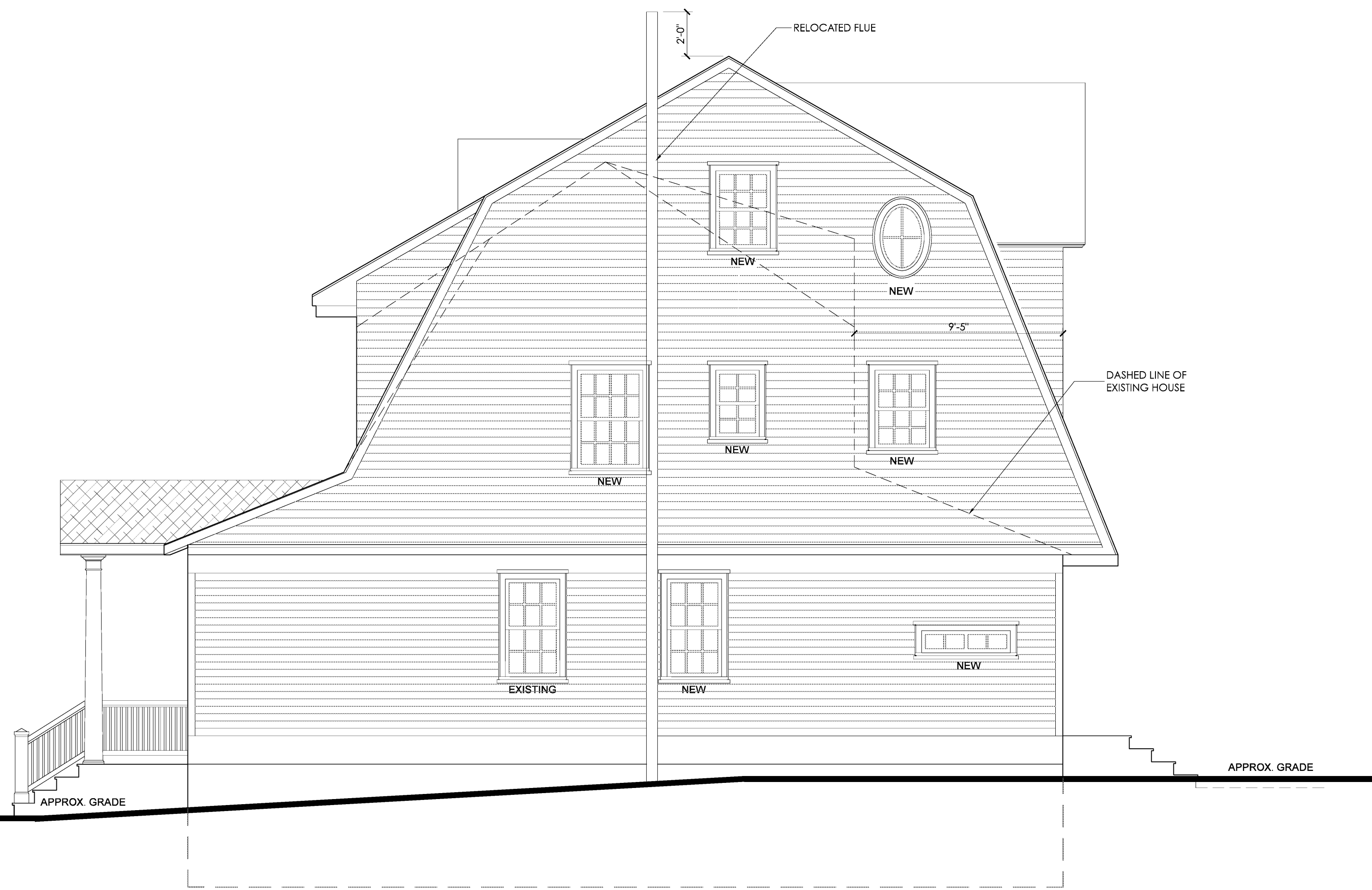
No.	Revision/Issue	Date
1	REVIEW	22 APR 15

Drawing Title  
PROPOSED ELEVATIONS

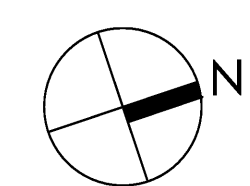
Project no.	Sheet
Scale AS NOTED	A-102
page 4	6



1 FRONT ELEVATION  
1/4"=1'-0"



2 RIGHT ELEVATION  
1/4"=1'-0"



CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

General Notes:

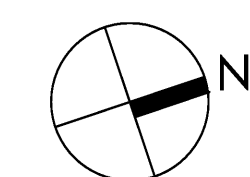
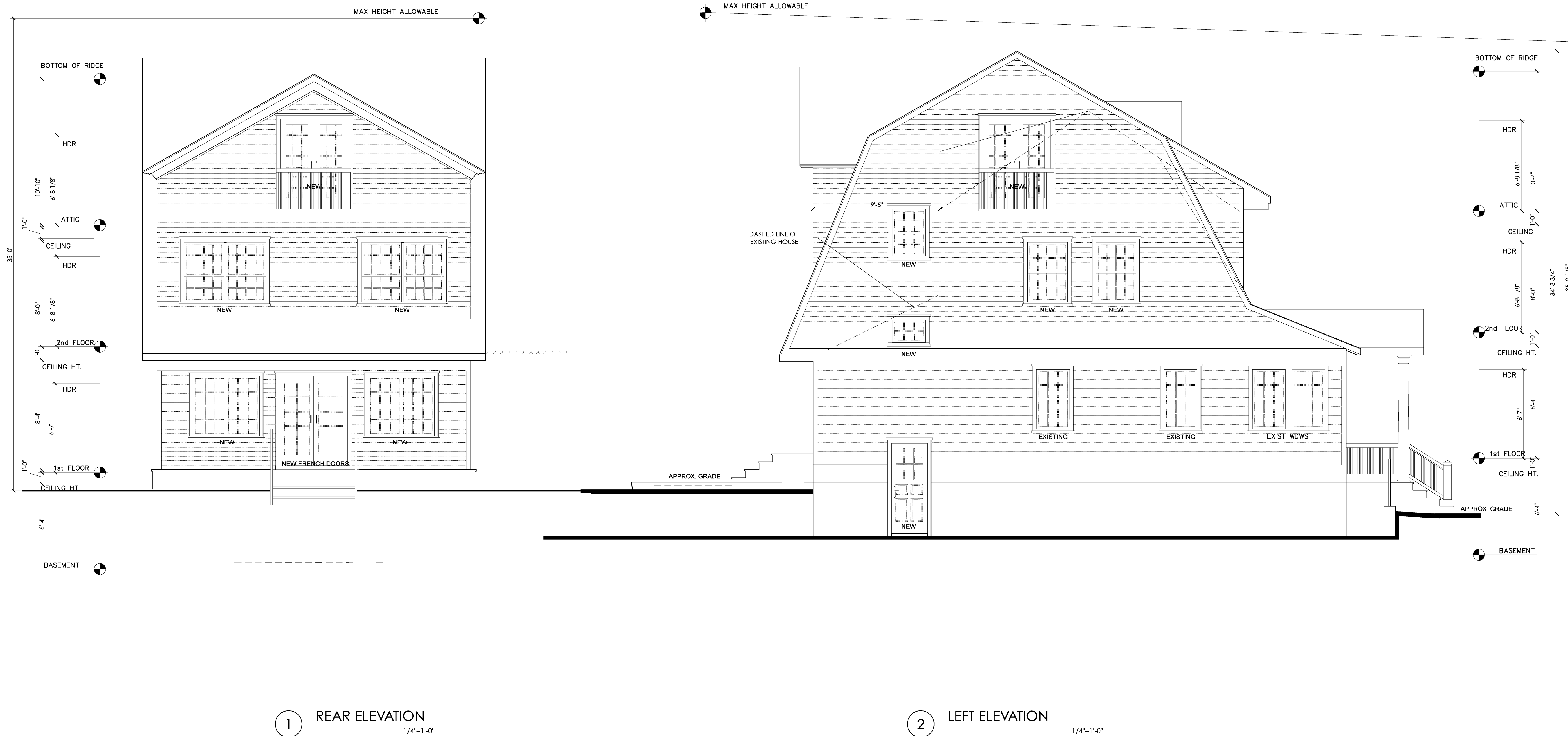
Professional Seal

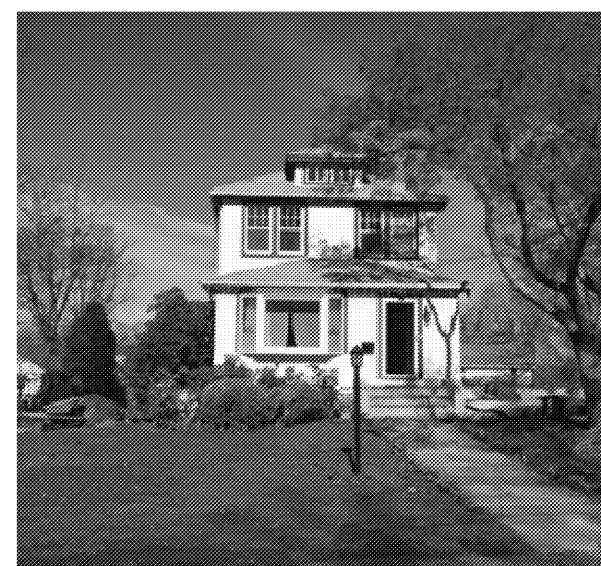
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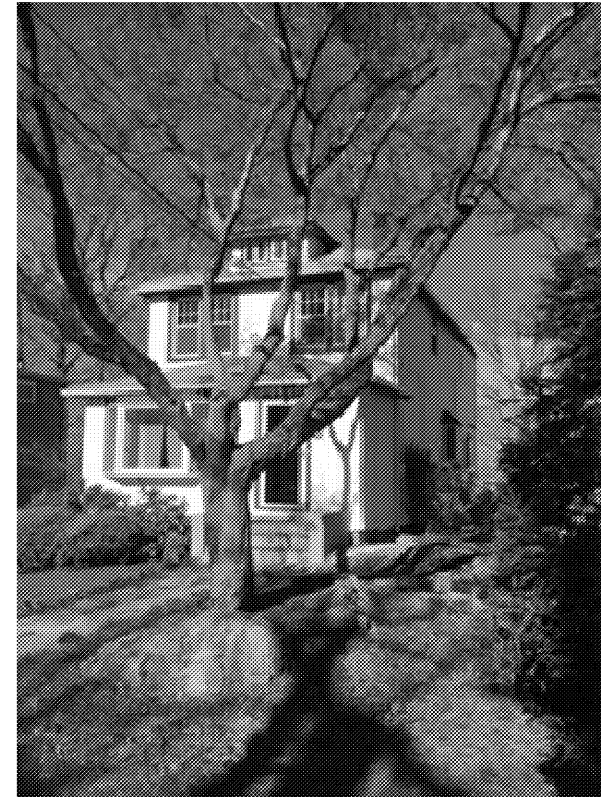
Drawing Title  
PROPOSED ELEVATIONS

Project no.	Sheet
Scale AS NOTED	A-103
page 5	6





83 COCHRANE AVE (front view)



83 COCHRANE AVE (side view)



83 COCHRANE AVE (side view)



77 COCHRANE AVE (front view)



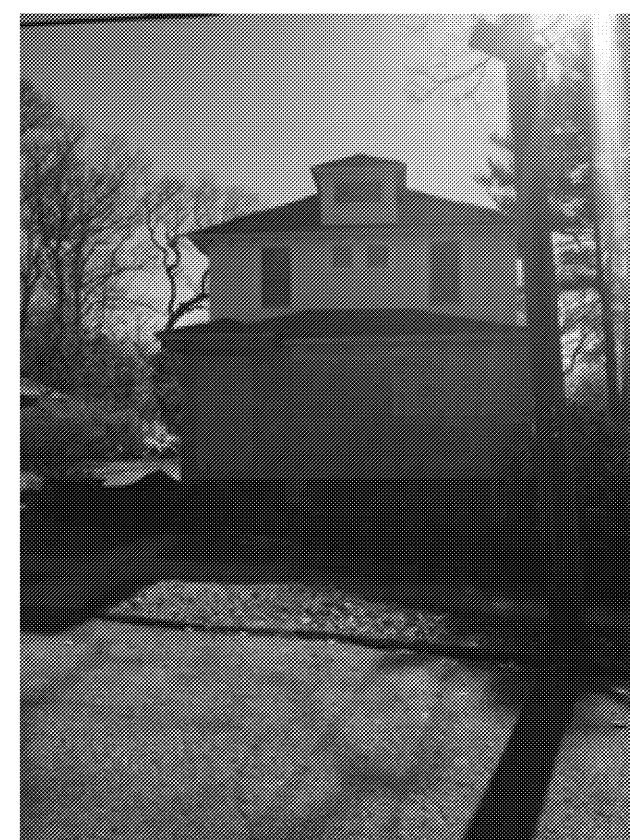
77 COCHRANE AVE (side view)



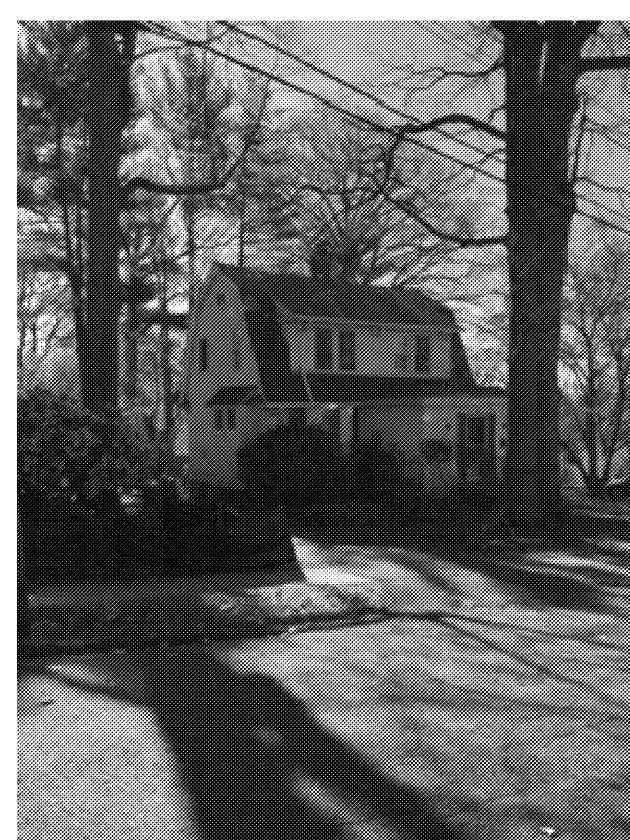
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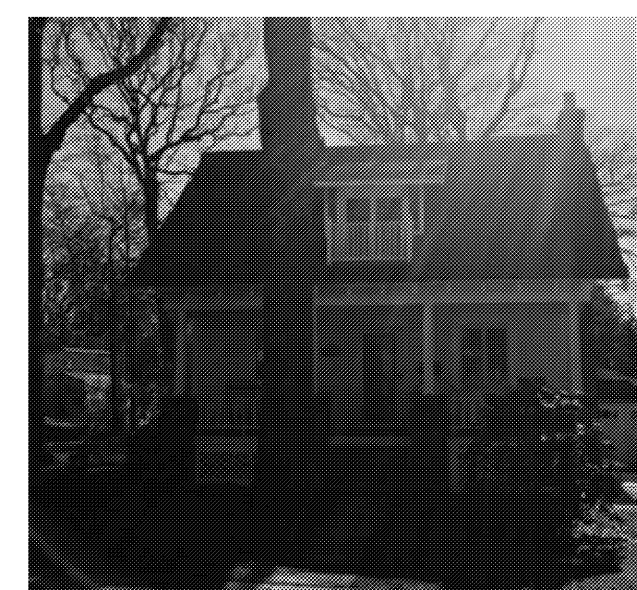
75 COCHRANE AVE



66 COCHRANE AVE



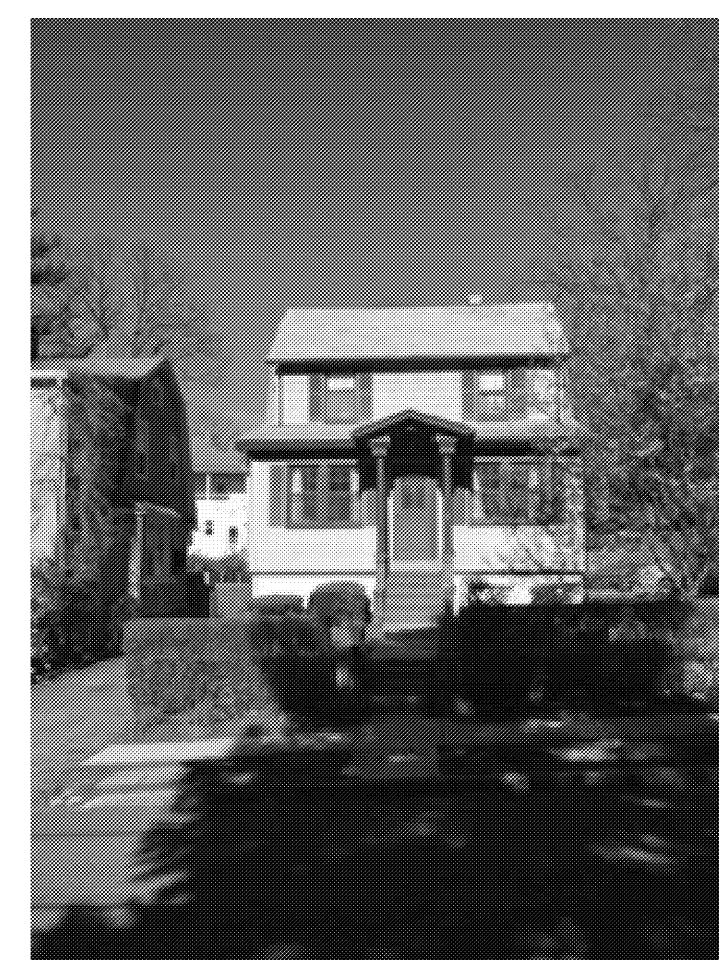
62 COCHRANE AVE (front view)



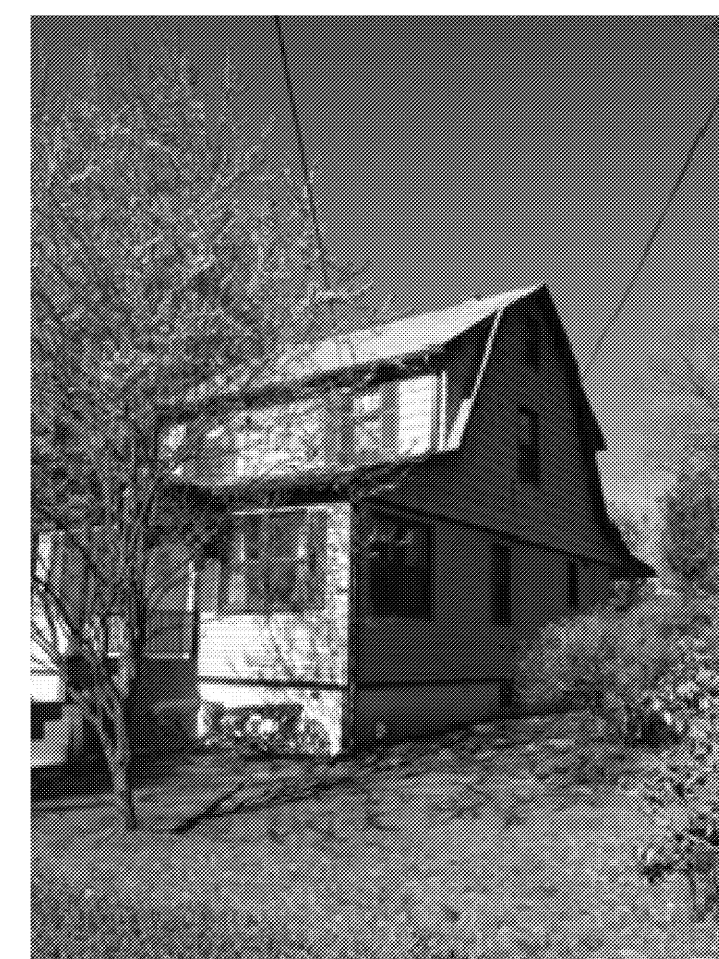
74 COCHRANE AVE (side view)



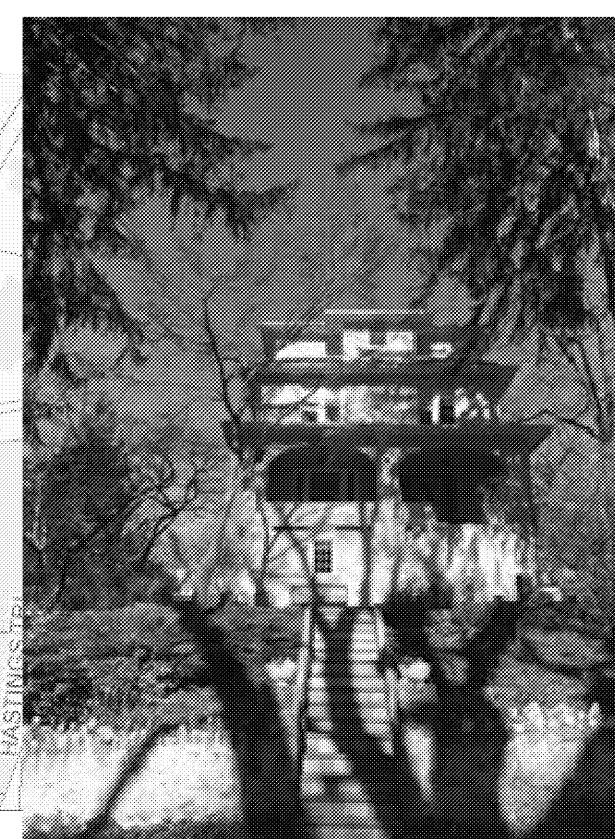
62 COCHRANE AVE (side view)



9 LEFURGY AVE



9 LEFURGY AVE



39 LEFURGY AVE (front view)



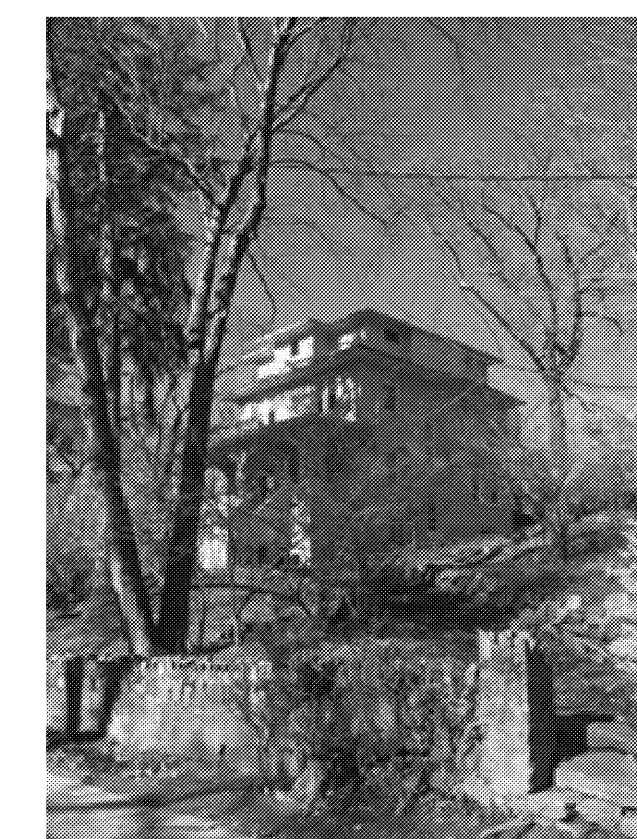
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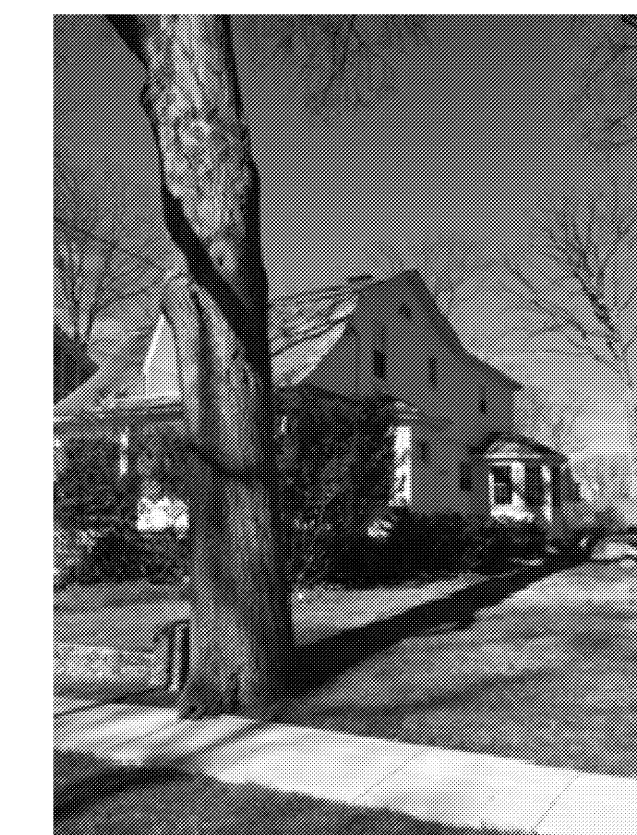
19 LEFURGY AVE (front view)



7 LEFURGY AVE (front view)



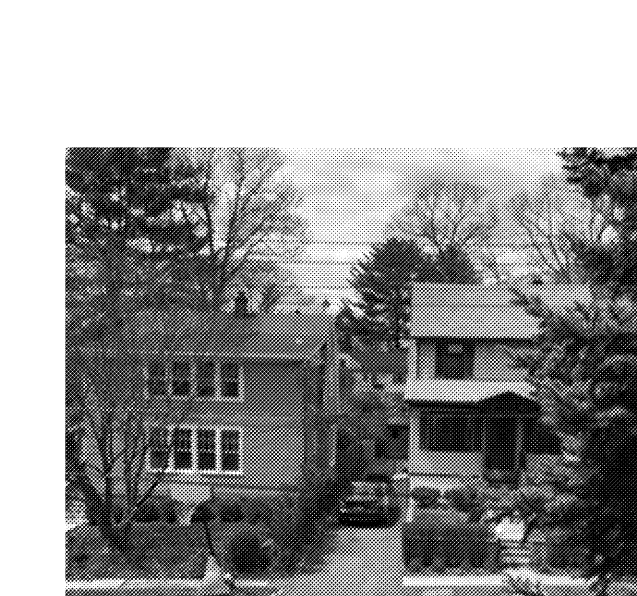
39 LEFURGY AVE (side view)



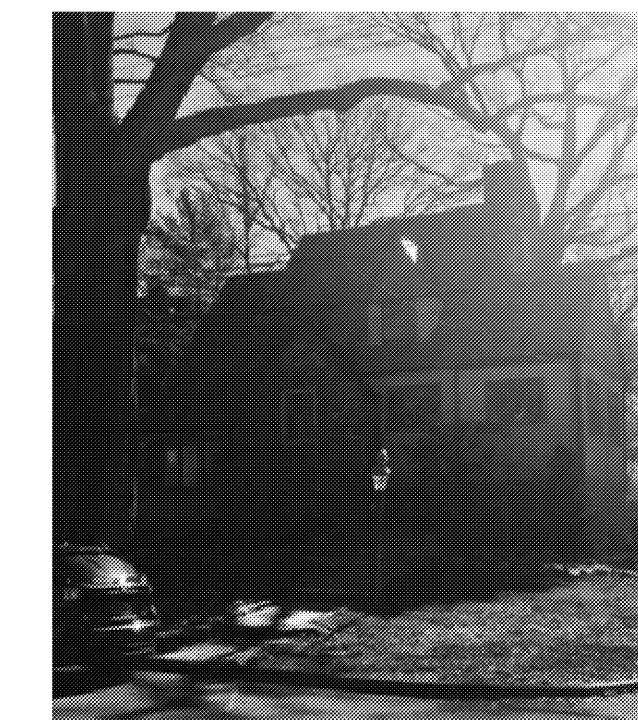
23 LEFURGY AVE (side view)



19 LEFURGY AVE (side view)



7 LEFURGY AVE (side view)



28 LEFURGY AVE



26 LEFURGY AVE



18 LEFURGY AVE



14 LEFURGY AVE

# CIZEWSKI-McSPEDON RESIDENCE

## ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

General Notes:

Professional Seal

NOTES:  
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1	REVIEW	22 APR 15
No.	Revision/Issue	Date

Drawing Title  
**SURROUNDING PROPOERTIES**

Project no.	Sheet
Scale AS NOTED	<b>A-104</b>
page 6	6

**ZONING COMPUTATIONS**

**GENERAL INFORMATION:**

ADDRESS: 9 LEFURGY AVE HASTINGS-ON-HUDSON, NY 10706  
 ZONING: R-10  
 LOTS: 288, 289, 290  
 LOTS REA: 5,963.8 SF

**YARD REQUIREMENTS**

ITEM	EXISTING	REQUIRED	PROPOSED	REF.	VARIANCE REQUIRED
FRONT YARD	21'-9 5/8"	30'	21'-9 5/8"	295-68 YES	PORCHE INTRUSION
SIDE YARD 1	9'-8-3/8"	12'	9'-8-3/8"	295-68	YES
SIDE YARD 2	29'-6-1/8"	18'	29'-6-1/8"	295-68	NO
REAR YARD	37'-8"	32'-4-1/8"	32'-4-1/8"	295-68	NO

**LOT COVERAGE**

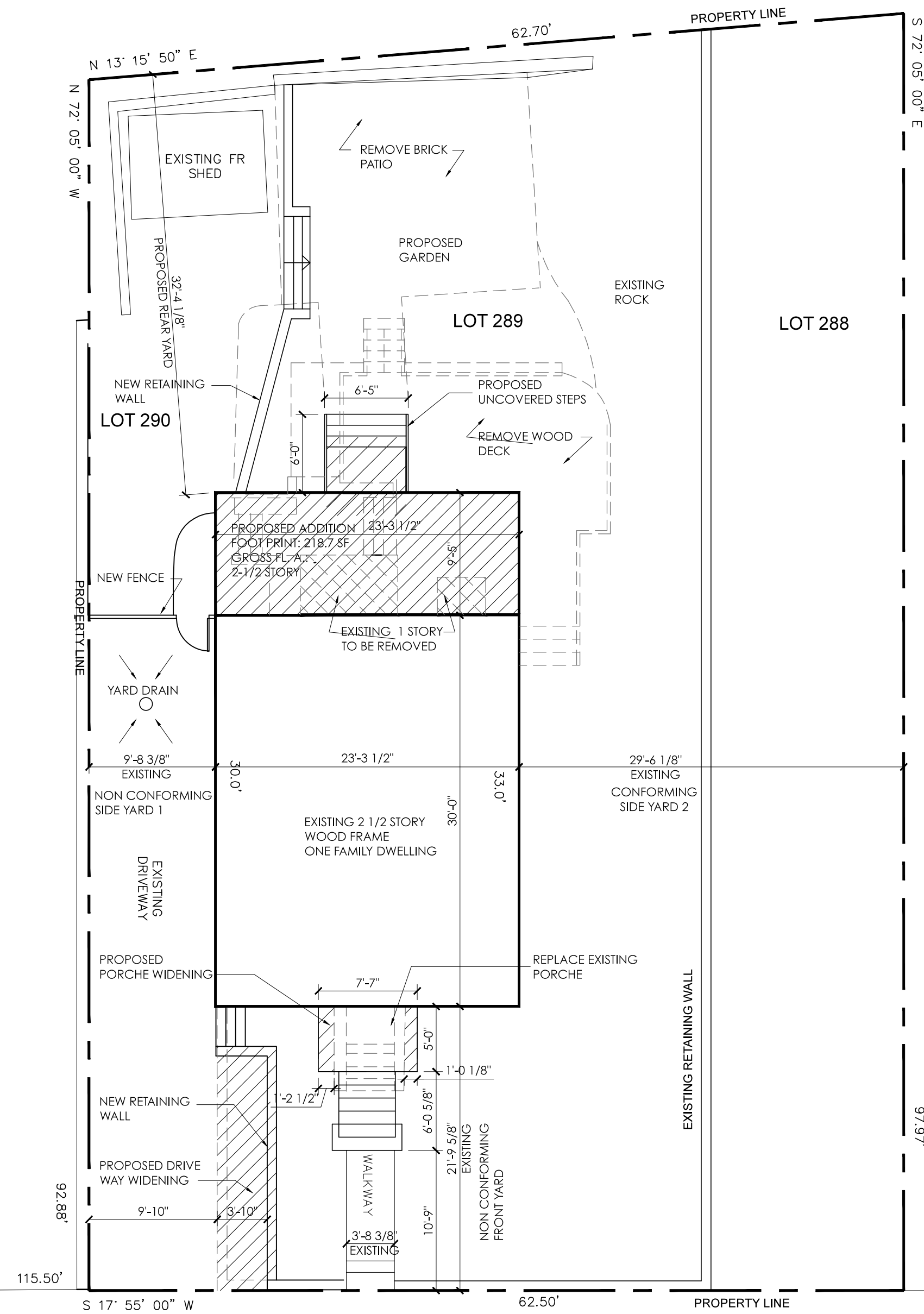
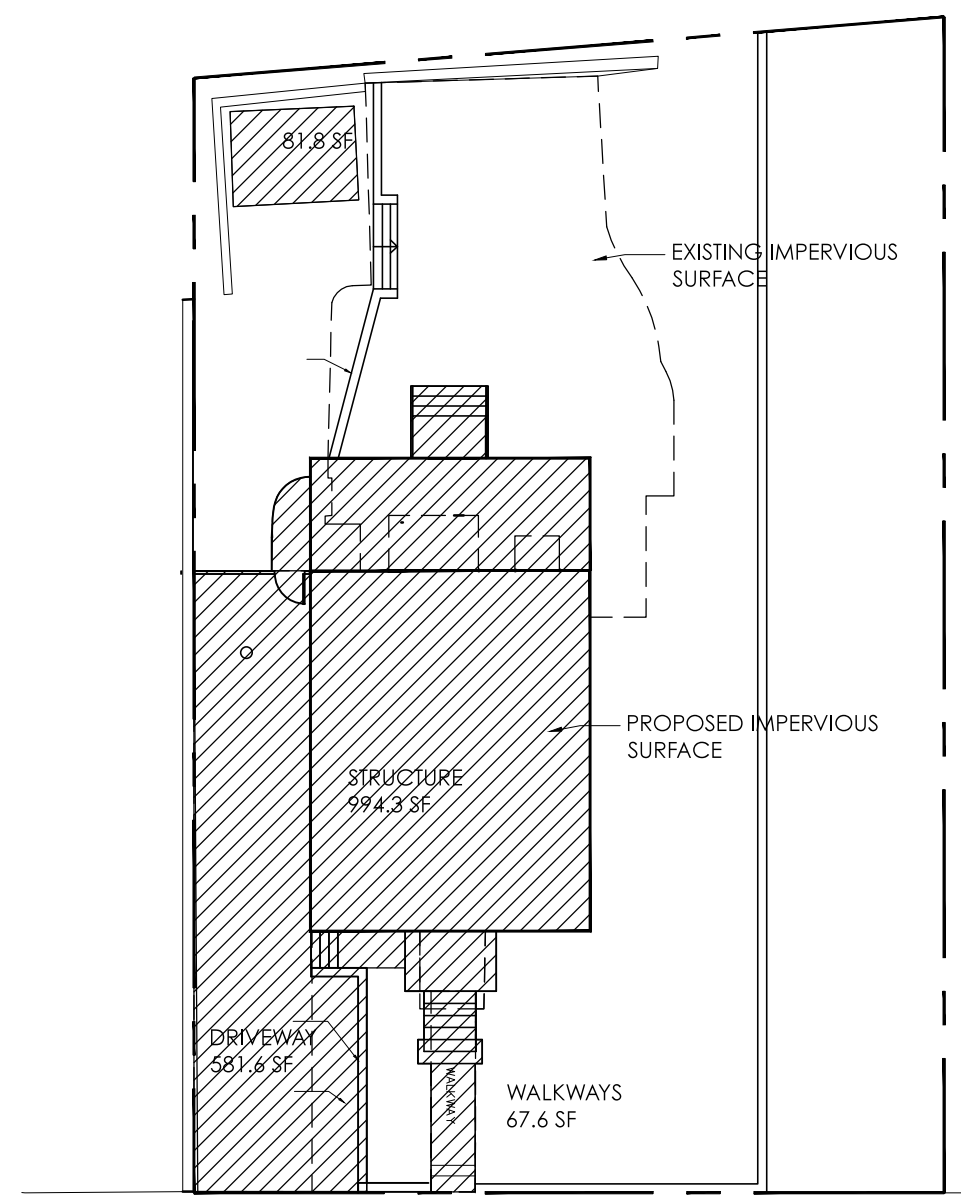
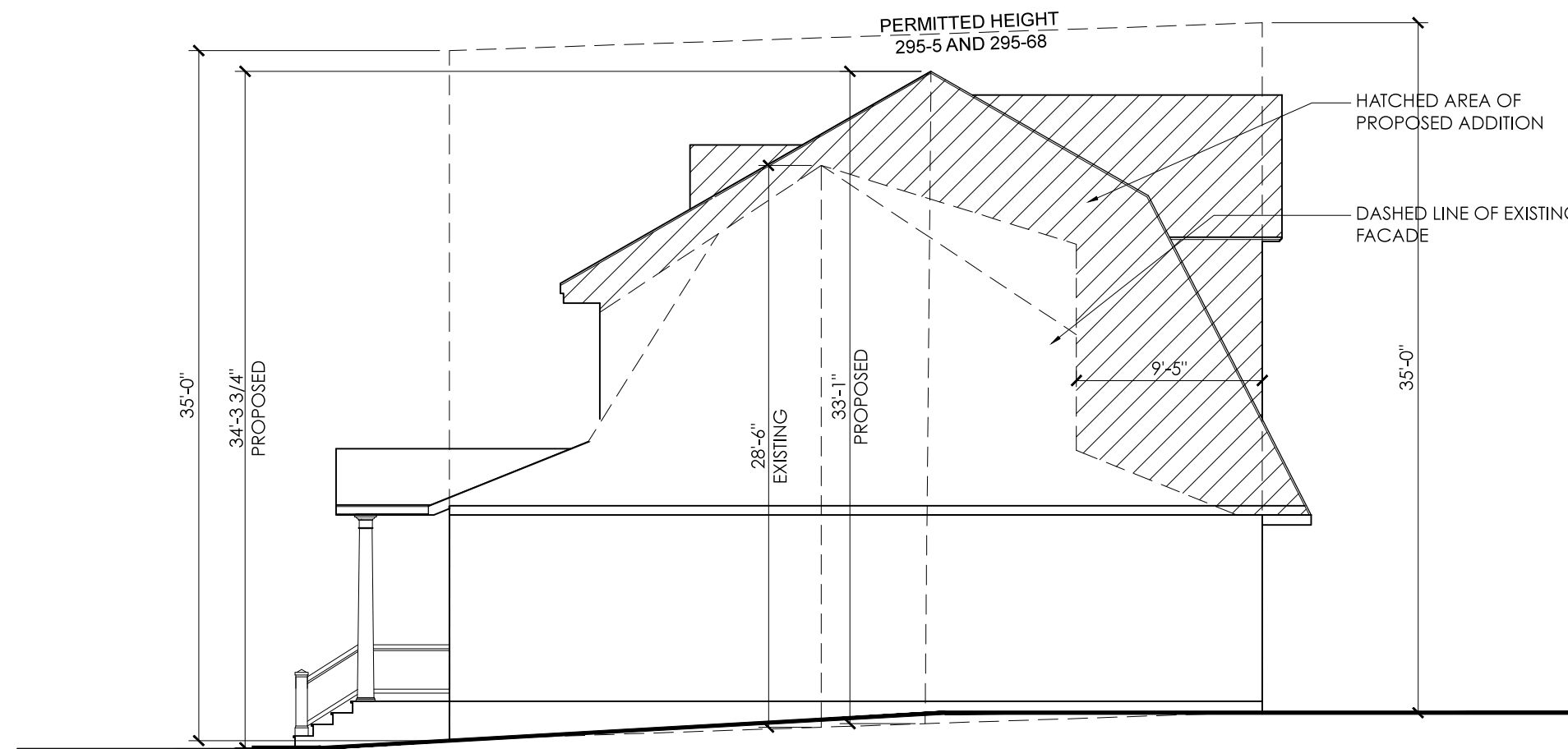
ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
% STRUCTURE	14.4%	25%	18.4%	295-68	NO
AREA STRUCTURE	860.47 SF	1,491 SF	1,100.46	295-68	NO
% DEVELOPMENT	39.8%	35%	28.4%	295-68	NO
AREA DEVELOPMENT	2,378.5	2,087.33	1,698.1 SF	295-68	NO

**IMPERVIOUS SURFACE**

ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
%	39.8%	35%	28.4%	295-68	NO
AREA	2,378.5	2,087.33	1,698.1 SF	295-68	NO

**HEIGHT REGULATIONS**

ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
HEIGHT (FT)	28'-6"	35'	33'-1"	295-68, 295-5	NO
STORY	2 1/2	2 1/2	2 1/2	295-68	NO



**CIZEWSKI-McSPEDON RESIDENCE**  
**ADDITION AND RENOVATIONS**

Project Address:  
 9 LEFURGY AVE  
 HASTINGS-ON-HUDSON, NY 10706

General Notes:

Professional Seal

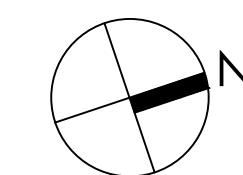
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No.	Revision/Issue	Date
1	REVIEW	22 APR 15

Drawing Title  
**ZONING COMPUTATIONS**

Project no.	Sheet
Scale AS NOTED	<b>A001</b>
page 1	6

**3 SITE PLAN**  
 1/8"=1'-0"



CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

General Notes:

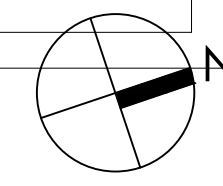
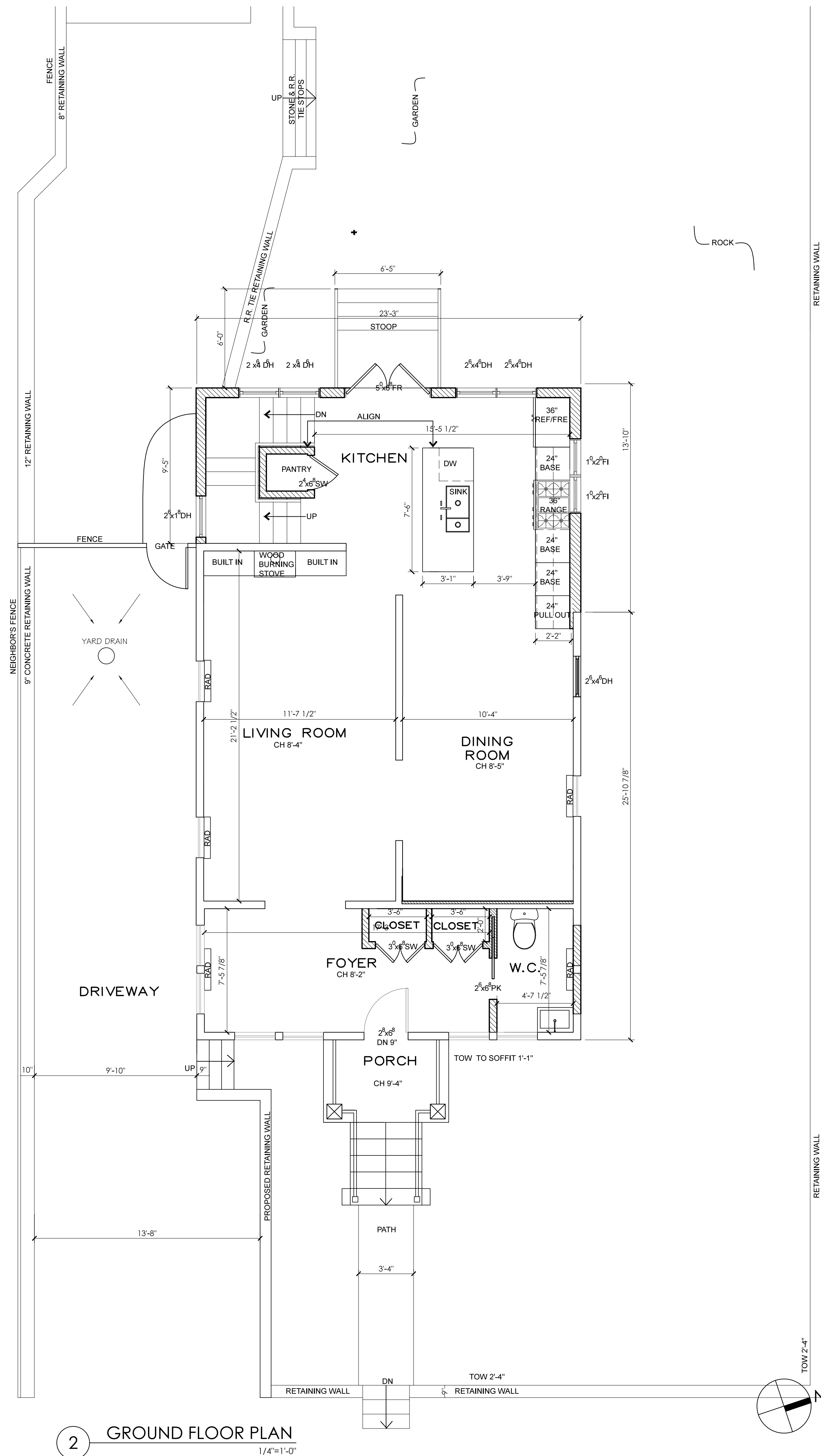
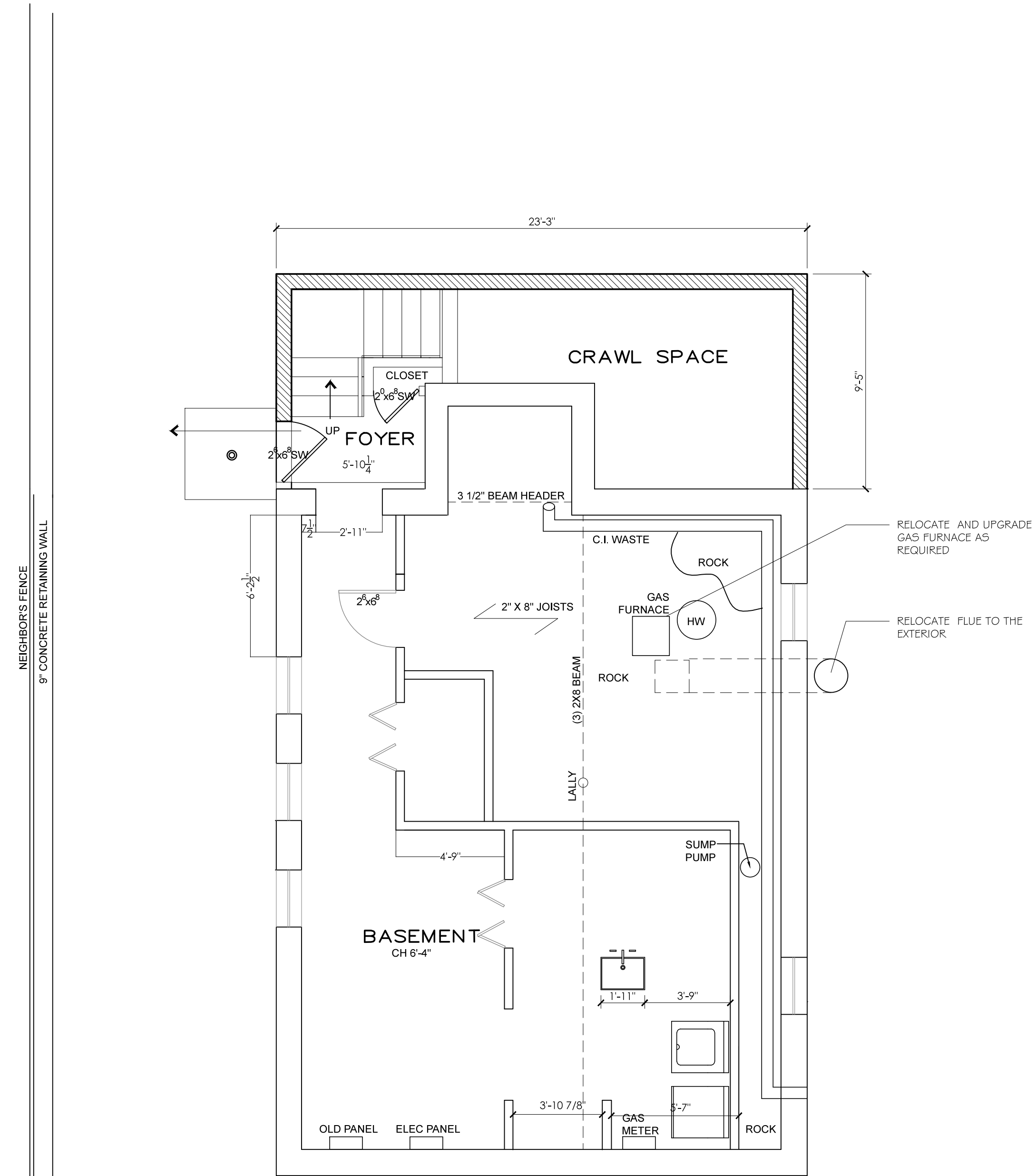
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1	REVIEW	22 APR 15

Drawing Title  
**PROPOSED FLOOR PLANS**

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page 2	6



CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

General Notes:

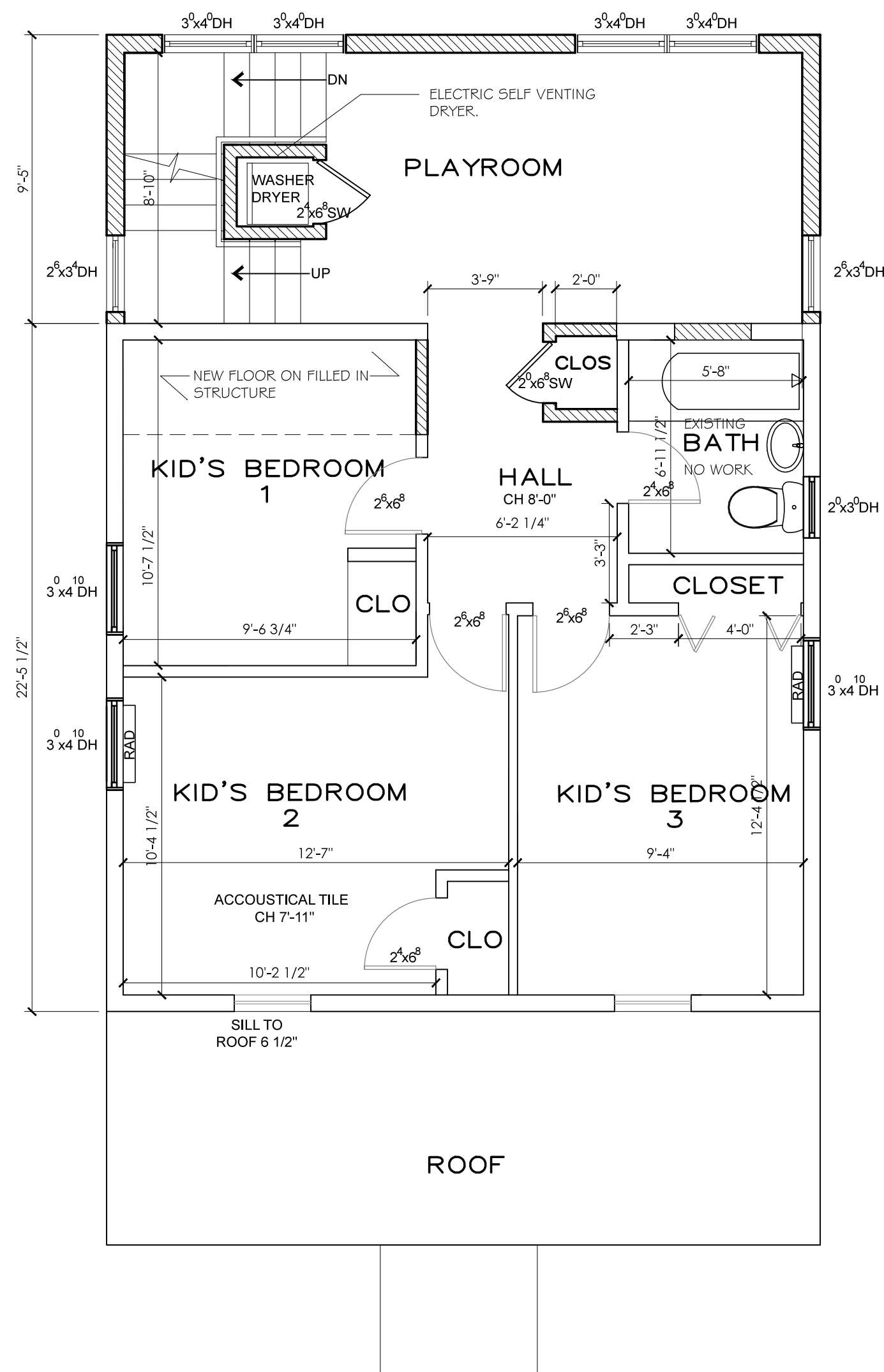
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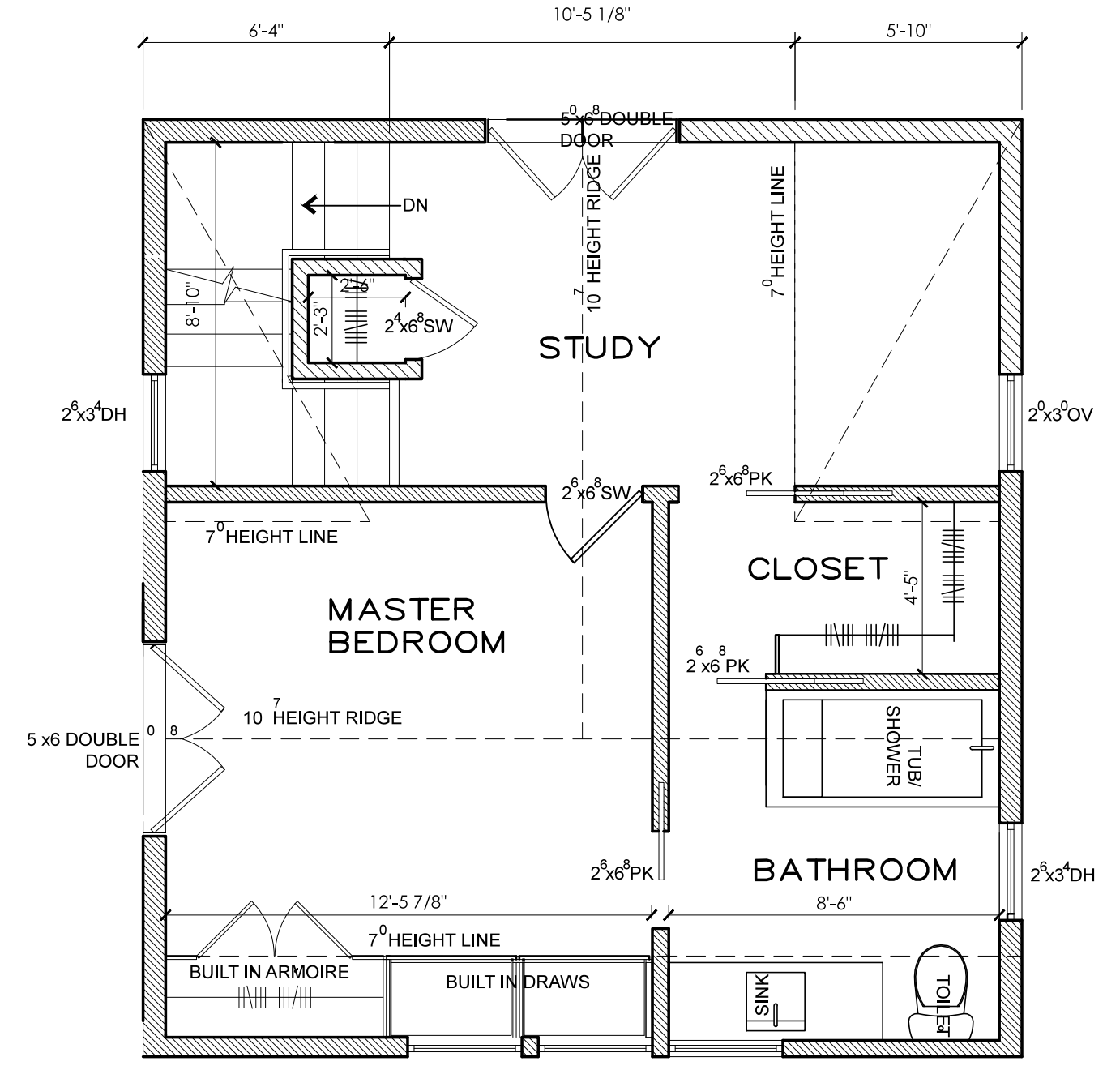
No.	Revision/Issue	Date
1	REVIEW	22 APR 15

Drawing Title  
**PROPOSED FLOOR PLANS**

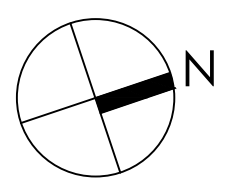
Project no.	Sheet
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1 SECOND FLOOR PLAN  
1/4"=1'-0"



2 ATTIC FLOOR PLAN  
1/4"=1'-0"



CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
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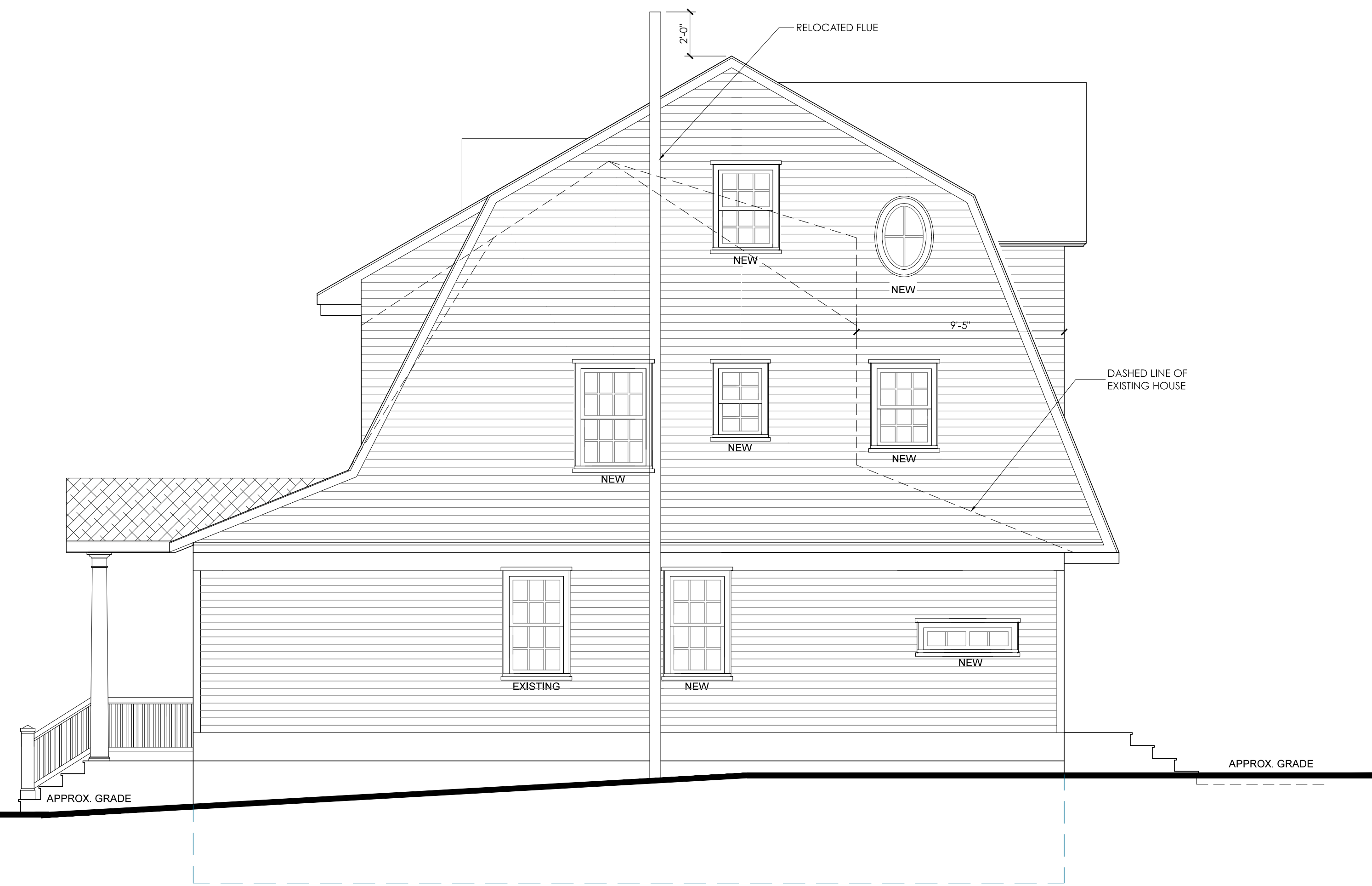
No.	Revision/Issue	Date
1	REVIEW	22 APR 15

Drawing Title  
PROPOSED ELEVATIONS

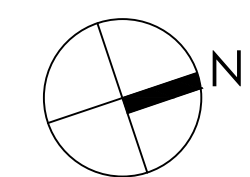
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1 FRONT ELEVATION  
1/4"=1'-0"



2 RIGHT ELEVATION  
1/4"=1'-0"





CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

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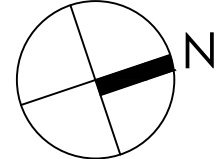
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1	REVIEW	22 APR 15

Drawing Title  
PROPOSED ELEVATIONS

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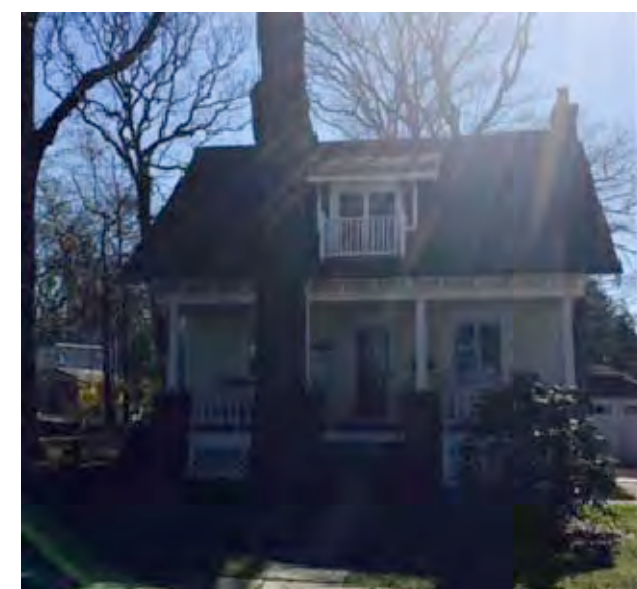




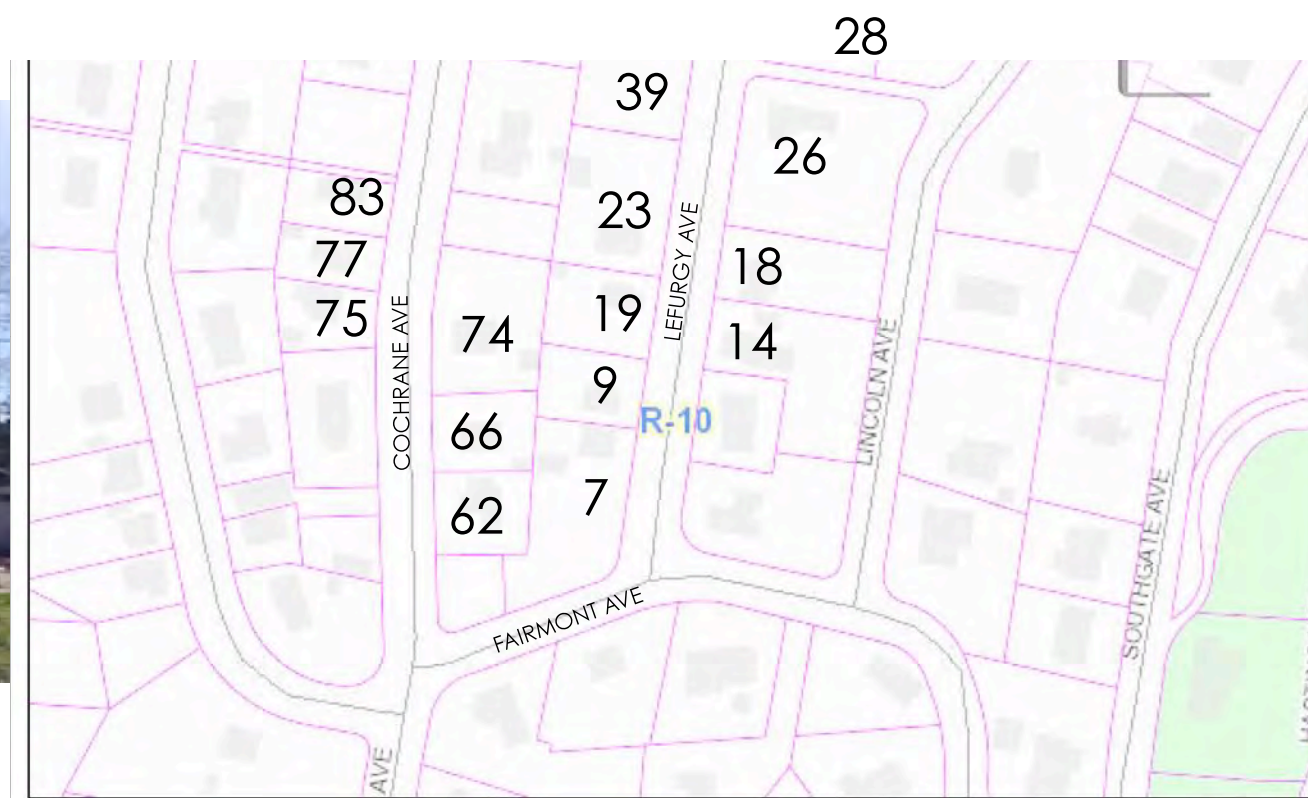
83 COCHRANE AVE (front view)



74 COCHRANE AVE (front view)



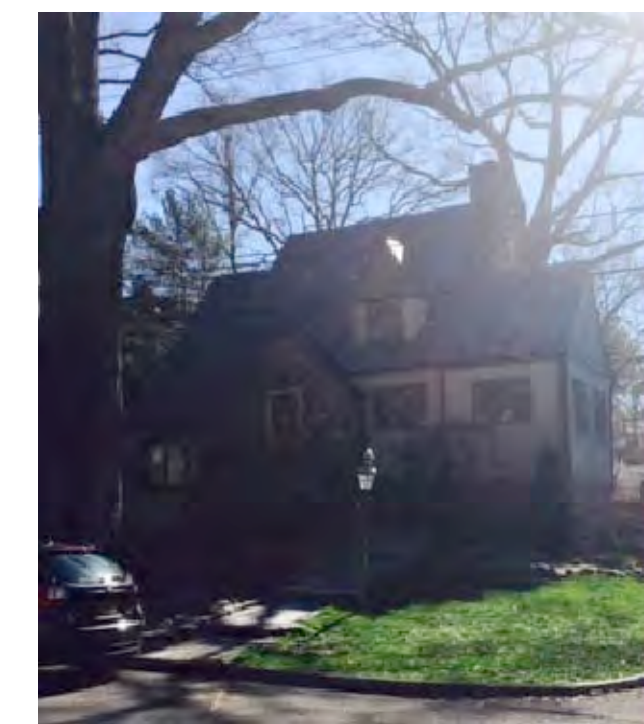
74 COCHRANE AVE (side view)



39 LEFURGY AVE (front view)



39 LEFURGY AVE (side view)



28 LEFURGY AVE



83 COCHRANE AVE (side view)



75 COCHRANE AVE



66 COCHRANE AVE



83 COCHRANE AVE (side view)



9 LEFURGY AVE



23 LEFURGY AVE (front view)



23 LEFURGY AVE (side view)



26 LEFURGY AVE



77 COCHRANE AVE (front view)



62 COCHRANE AVE (front view)



62 COCHRANE AVE (side view)



9 LEFURGY AVE



19 LEFURGY AVE (front view)



19 LEFURGY AVE (side view)



18 LEFURGY AVE



77 COCHRANE AVE (side view)



7 LEFURGY AVE (front view)



7 LEFURGY AVE (side view)



14 LEFURGY AVE

# CIZEWSKI-McSPEDON RESIDENCE

## ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

General Notes:

Professional Seal

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1	REVIEW	22 APR 15
No.	Revision/Issue	Date

Drawing Title  
**SURROUNDING PROPOERTIES**

Project no.	Sheet
Scale AS NOTED	A-104
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**ZONING COMPUTATIONS**

**GENERAL INFORMATION:**

ADDRESS: 9 LEFURGY AVE HASTINGS-ON-HUDSON, NY 10706  
 ZONING: R-10  
 LOTS: 288, 289, 290  
 LOTS REA: 5,963.8 SF

**YARD REQUIREMENTS**

ITEM	EXISTING	REQUIRED	PROPOSED	REF.	VARIANCE REQUIRED
FRONT YARD	21'-9 5/8"	30'	21'-9 5/8"	295-68 YES	(PORCHE INTRUSION)
SIDE YARD 1	9'-8 3/8"	12'	9'-8 3/8"	295-68	YES
SIDE YARD 2	29'-6 1/8"	18'	29'-6 1/8"	295-68	NO
REAR YARD	37'-8"	32'-4 1/8"	32'-4 1/8"	295-68	NO

**HEIGHT REGULATIONS**

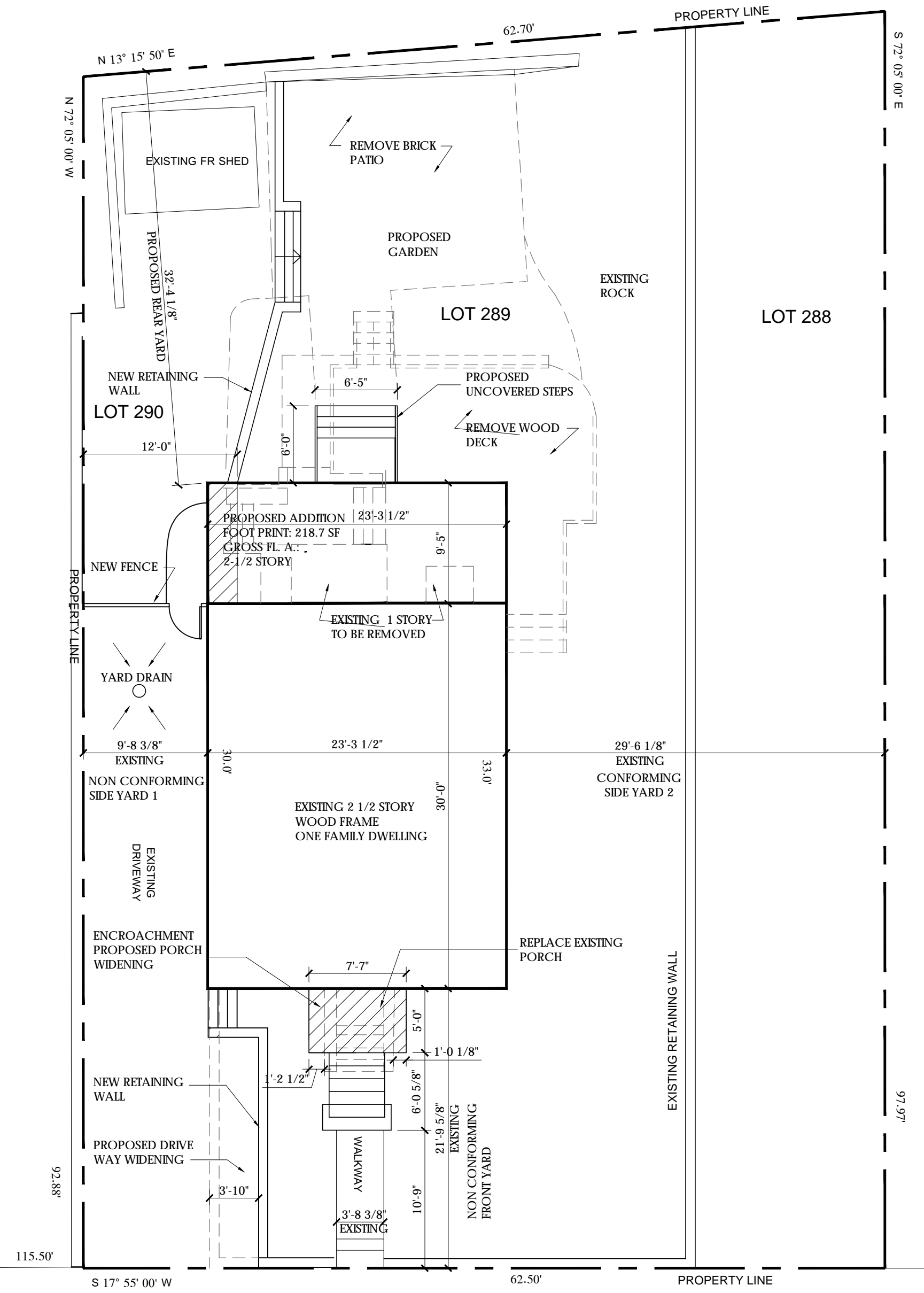
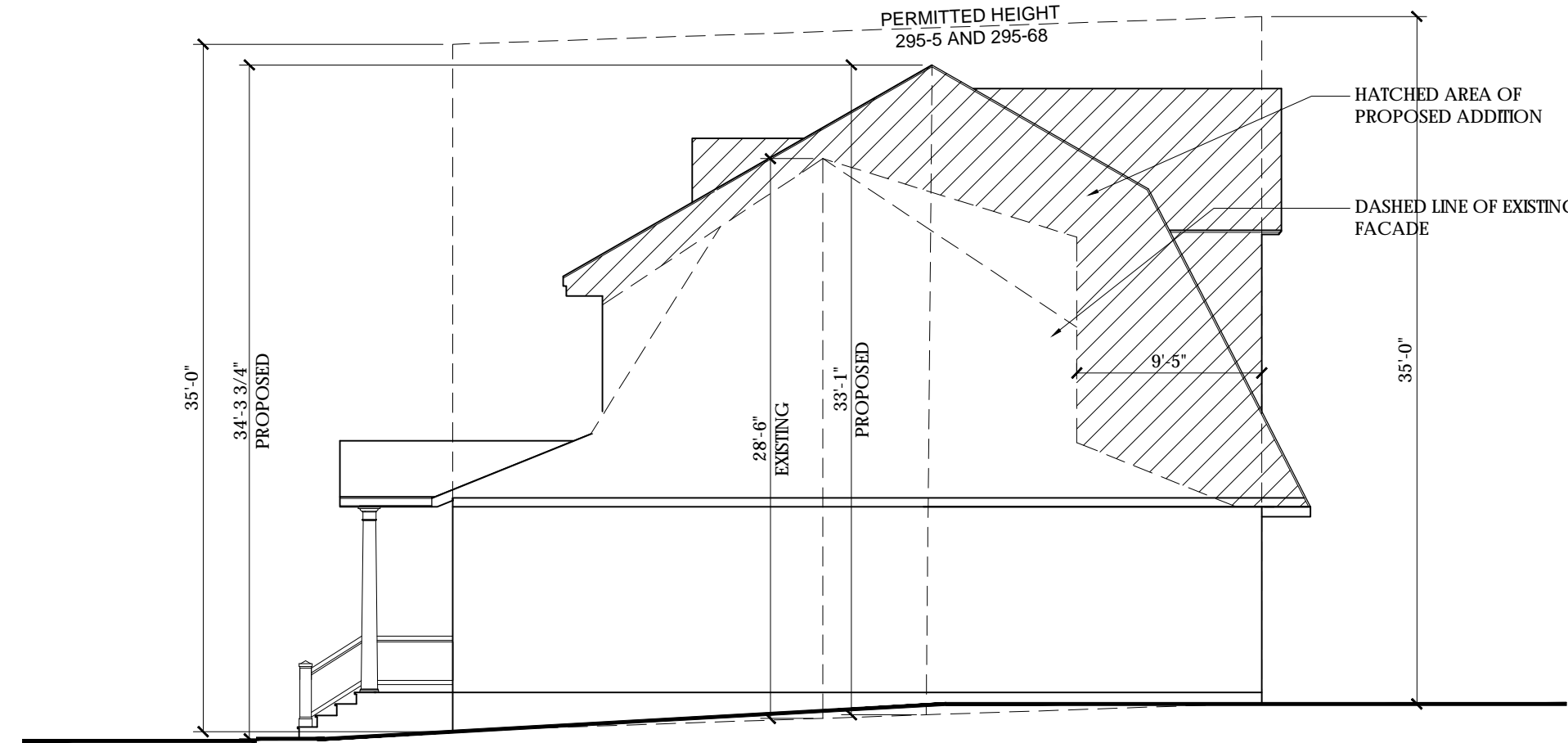
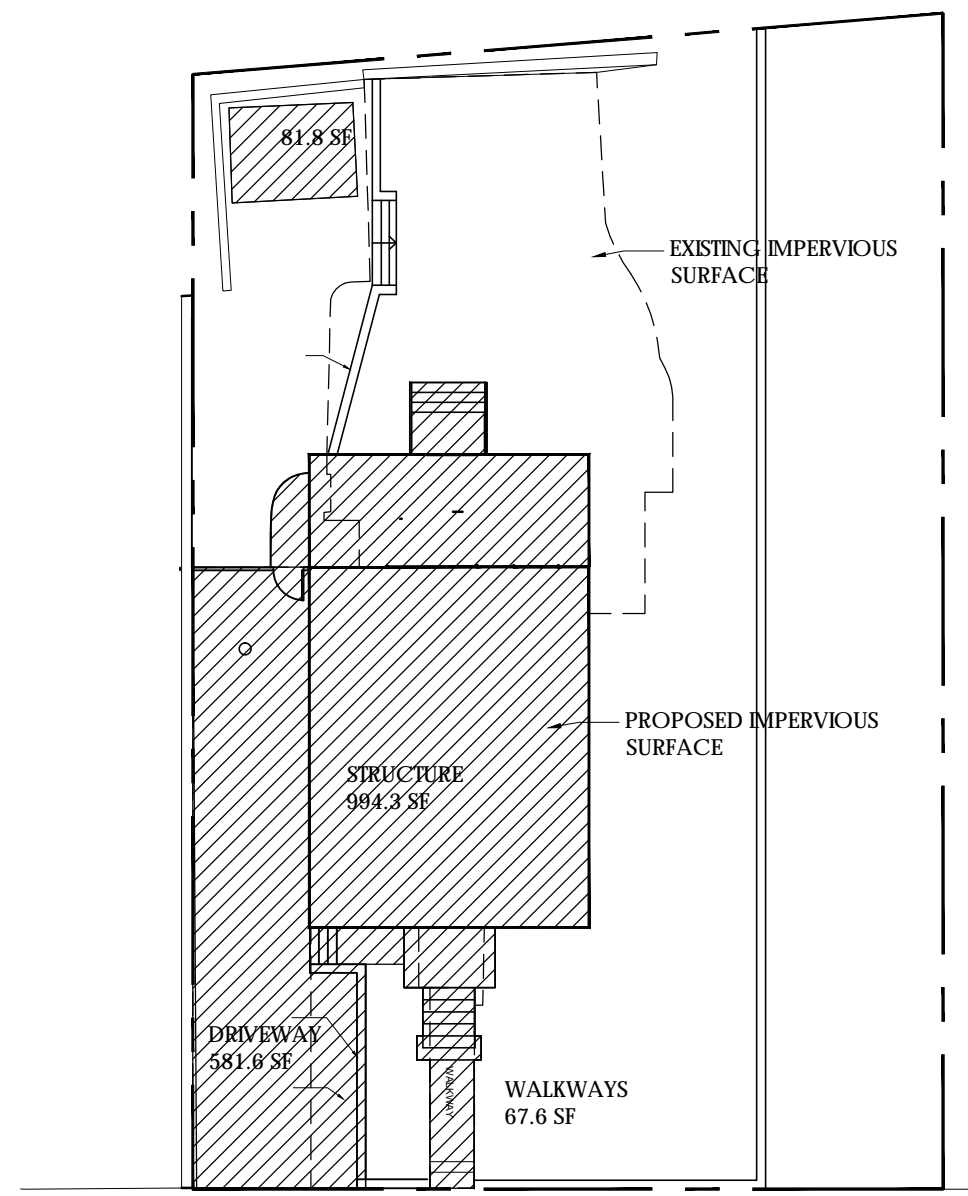
ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
HEIGHT (FT)	28'-6"	35'	33'-1"	295-68, 295-5	NO
STORY	2 1/2	2 1/2	2 1/2	295-68	NO

**LOT COVERAGE**

ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
% STRUCTURE	14.4%	25%	18.4%	295-68	NO
AREA STRUCTURE	860.47 SF	1,491 SF	1,100.46	295-68	NO
% DEVELOPMENT	39.8%	35%	28.4%	295-68	NO
AREA DEVELOPMENT	2,378.5	2,087.33	1,698.1 SF	295-68	NO

**IMPERVIOUS SURFACE**

ITEM	EXISTING	PERMITTED	PROPOSED	REF.	VARIANCE REQUIRED
%	39.8%	35%	28.4%	295-68	NO
AREA	2,378.5	2,087.33	1,698.1 SF	295-68	NO



**CIZEWSKI-McSPEDON  
 RESIDENCE  
 ADDITION AND RENOVATIONS**

Project Address:  
 9 LEFURGY AVE  
 HASTINGS-ON-HUDSON, NY 10706

**General Notes:**

**Professional Seal**

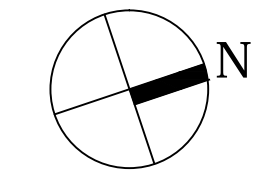
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No.	Revision/Issue	Date
2	REVIEW	08 MAY 15
1	REVIEW	22 APR 15

**ZONING COMPUTATIONS**

Project no.	Sheet
Scale	<b>A001</b>
page	<b>1 8</b>

**3 SITE PLAN**  
 1/8"=1'-0"



**CIZEWSKI-McSPEDON  
RESIDENCE**

**ADDITION AND RENOVATIONS**

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706

General Notes:

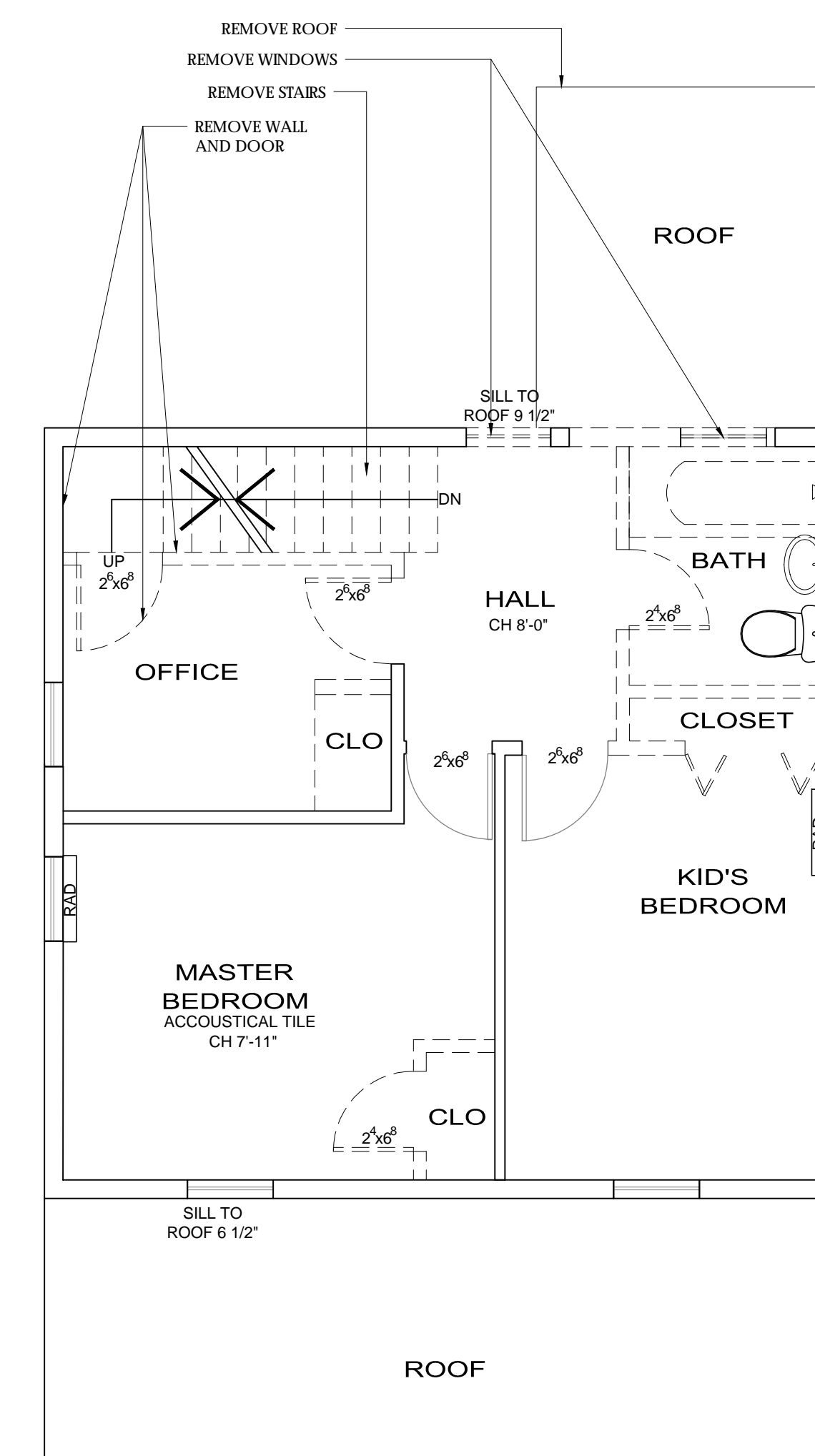
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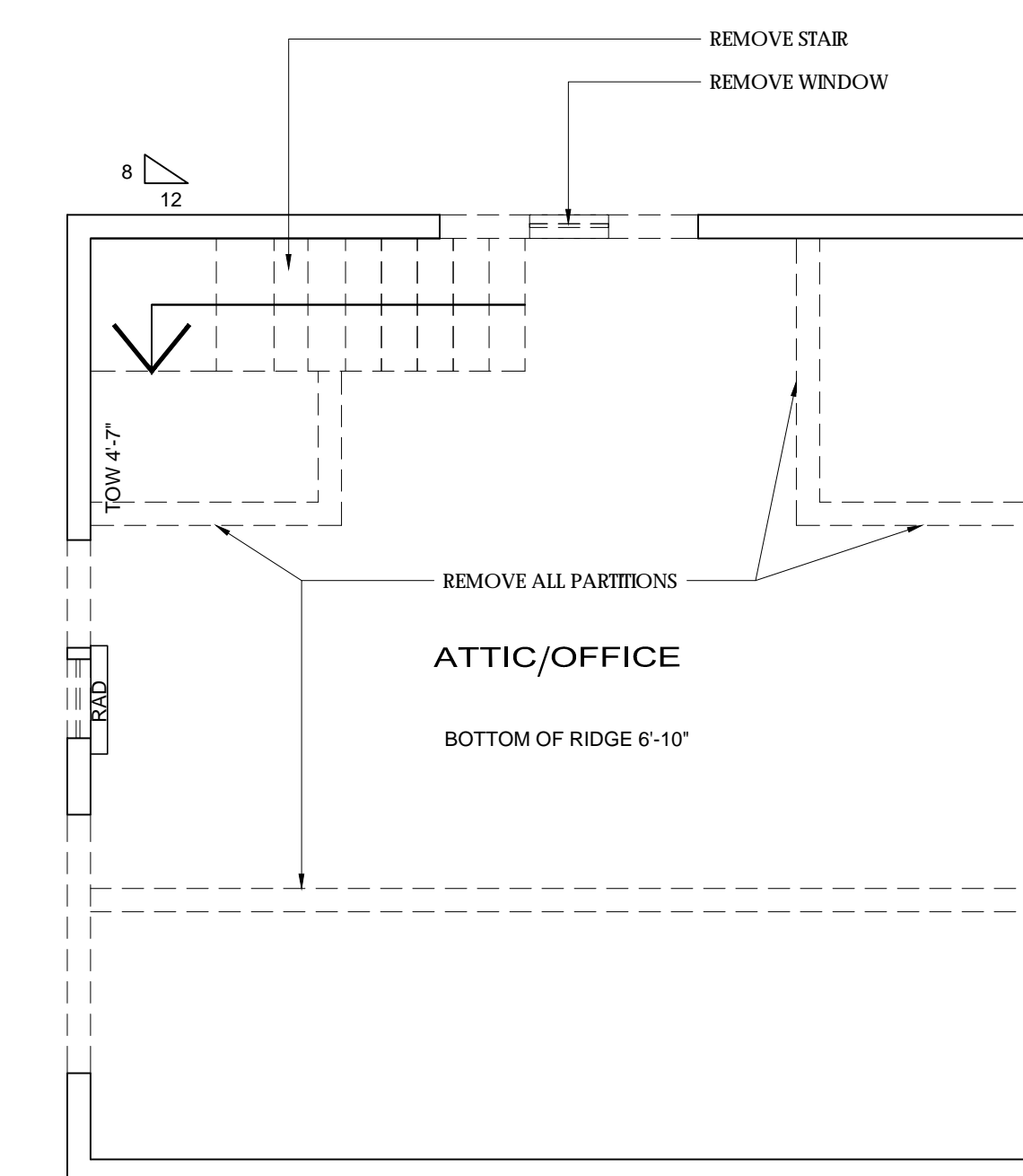
No.	Revision/Issue	Date
2	REVIEW	08 MAY 15
1	REVIEW	22 APR 15

Drawing Title:  
**DEMOLITION PLANS**

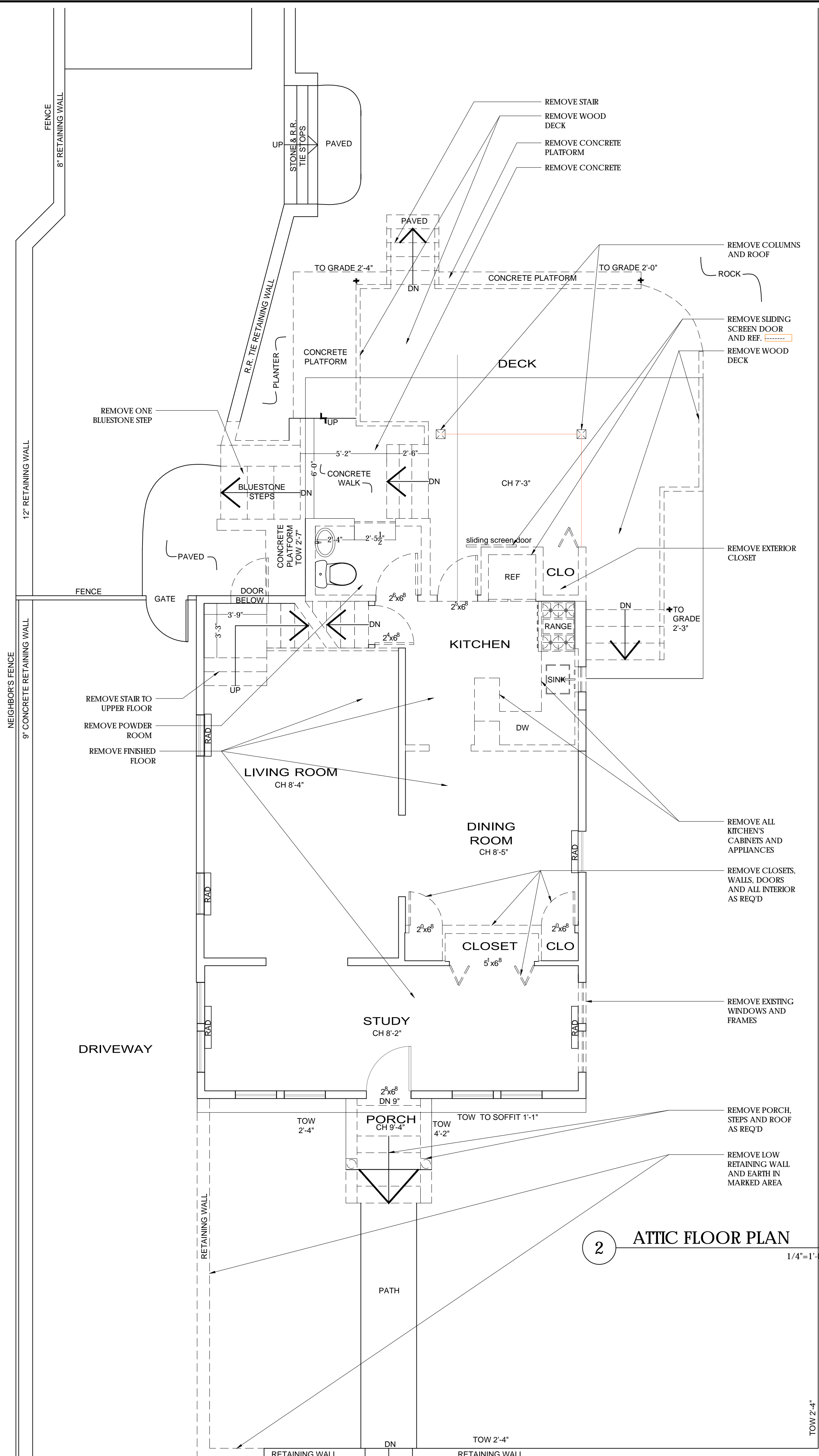
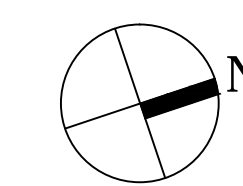
Project no.	Sheet
AS NOTED	<b>A-001.1</b>
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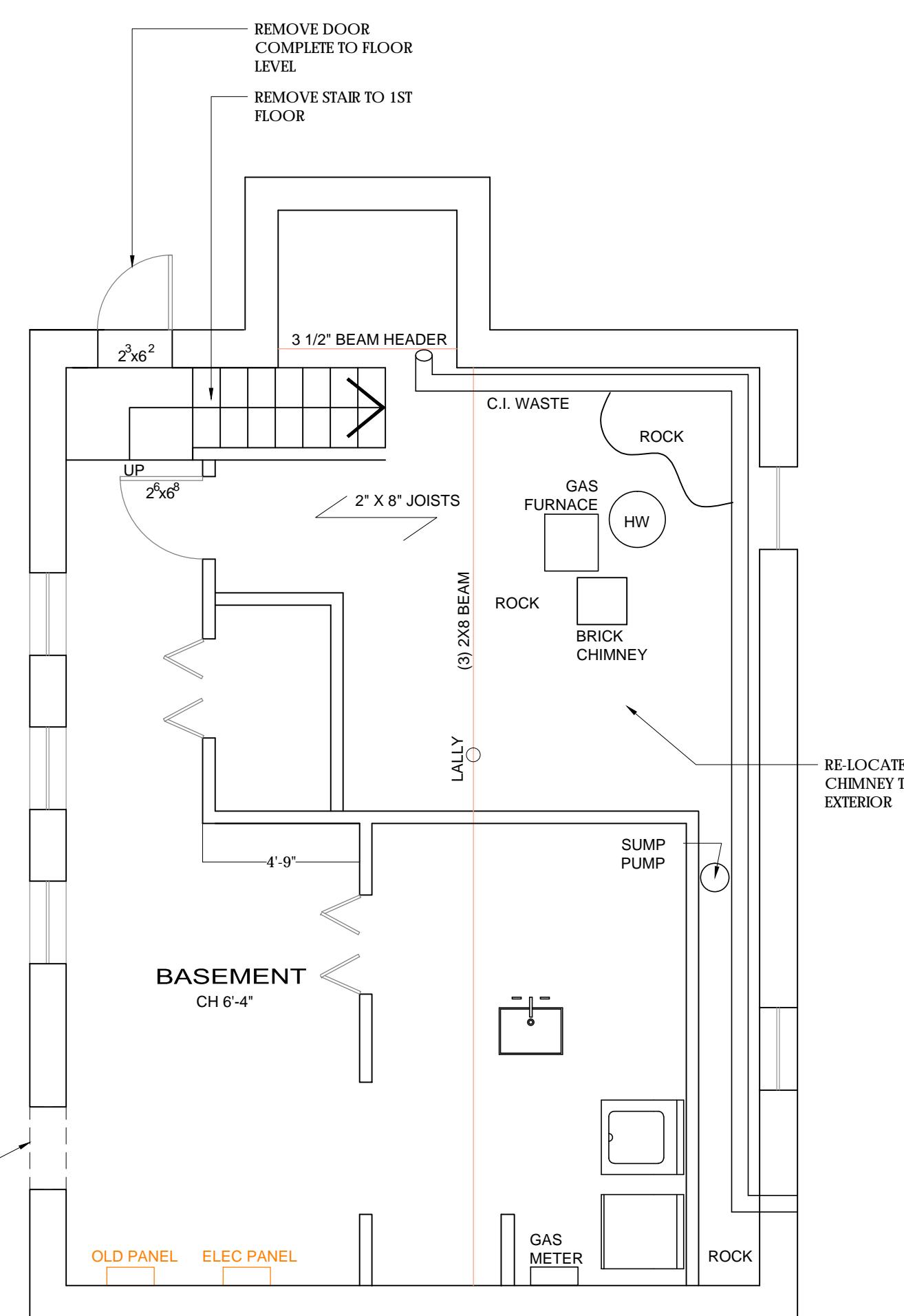
**3 EXISTING 2ND FLOOR PLAN**  
1/4"=1'-0"



**4 EXISTING ATTIC PLAN**  
1/4"=1'-0"



**2 EXISTING 1ST FLOOR PLAN**  
1/4"=1'-0"



**1 EXISTING CELLAR PLAN**  
1/4"=1'-0"

CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

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HASTINGS-ON-HUDSON, NY 10706

General Notes:

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2 REVIEW 08 MAY 15

1 REVIEW 22 APR 15

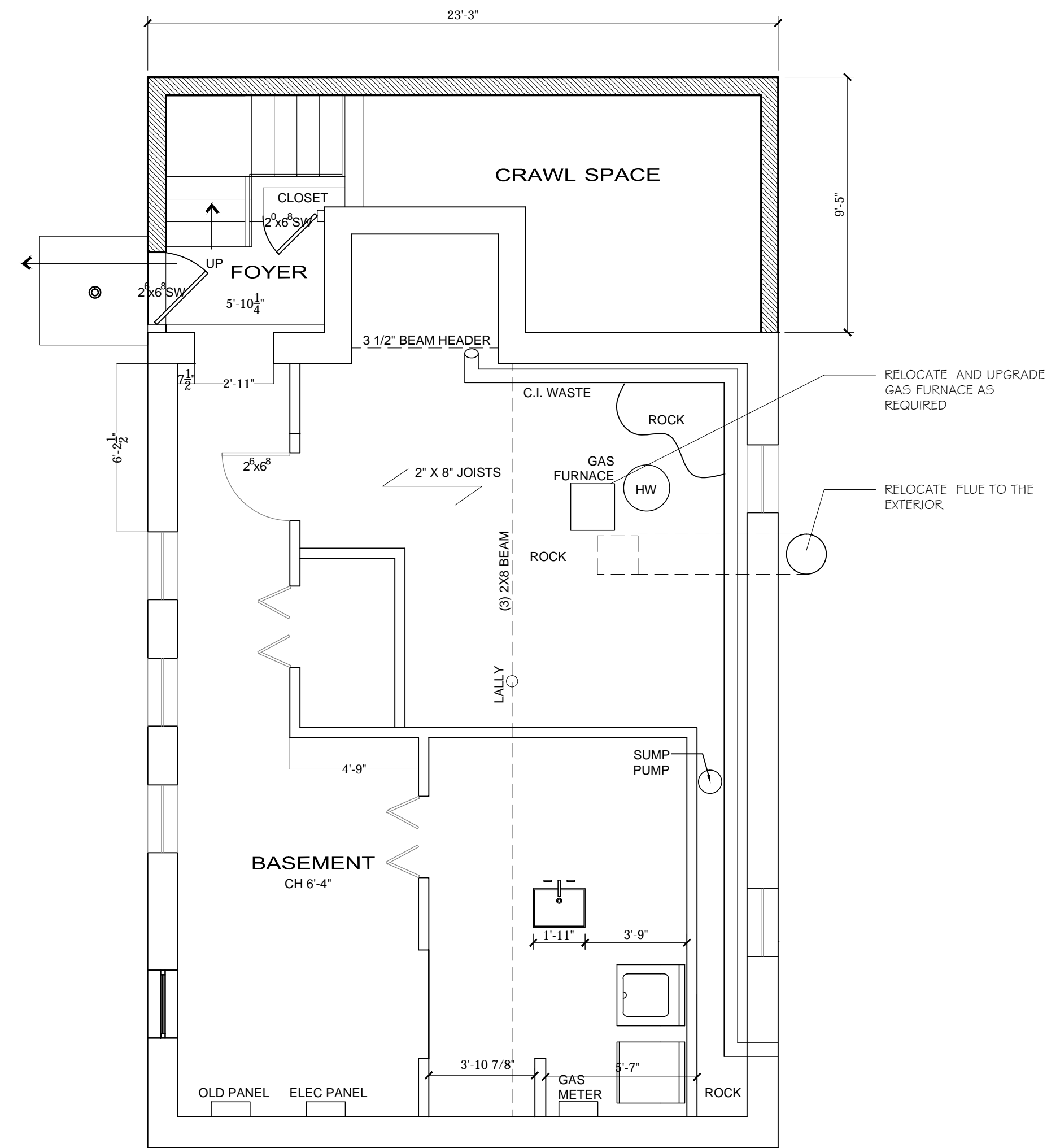
No. Revision/Issue Date

Drawing Title:  
PROPOSED FLOOR PLANS

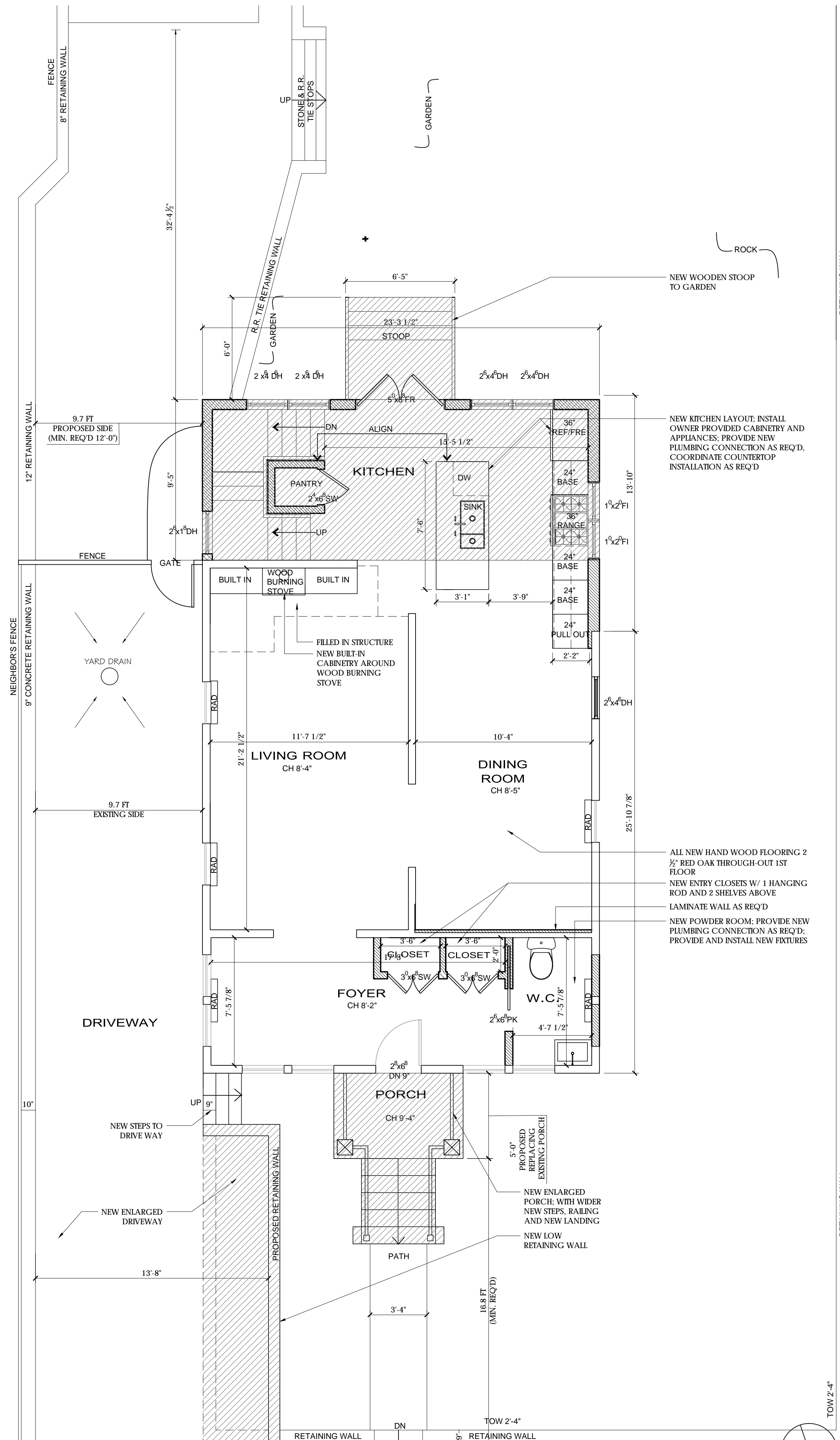
Project no. Sheet

Scale AS NOTED A-100

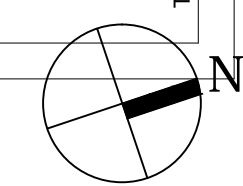
page 3 8



1 CELLAR PLAN  
1/4"=1'-0"



2 GROUND FLOOR PLAN  
1/4"=1'-0"



CIZEWSKI-McSPEDON  
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ADDITION AND RENOVATIONS

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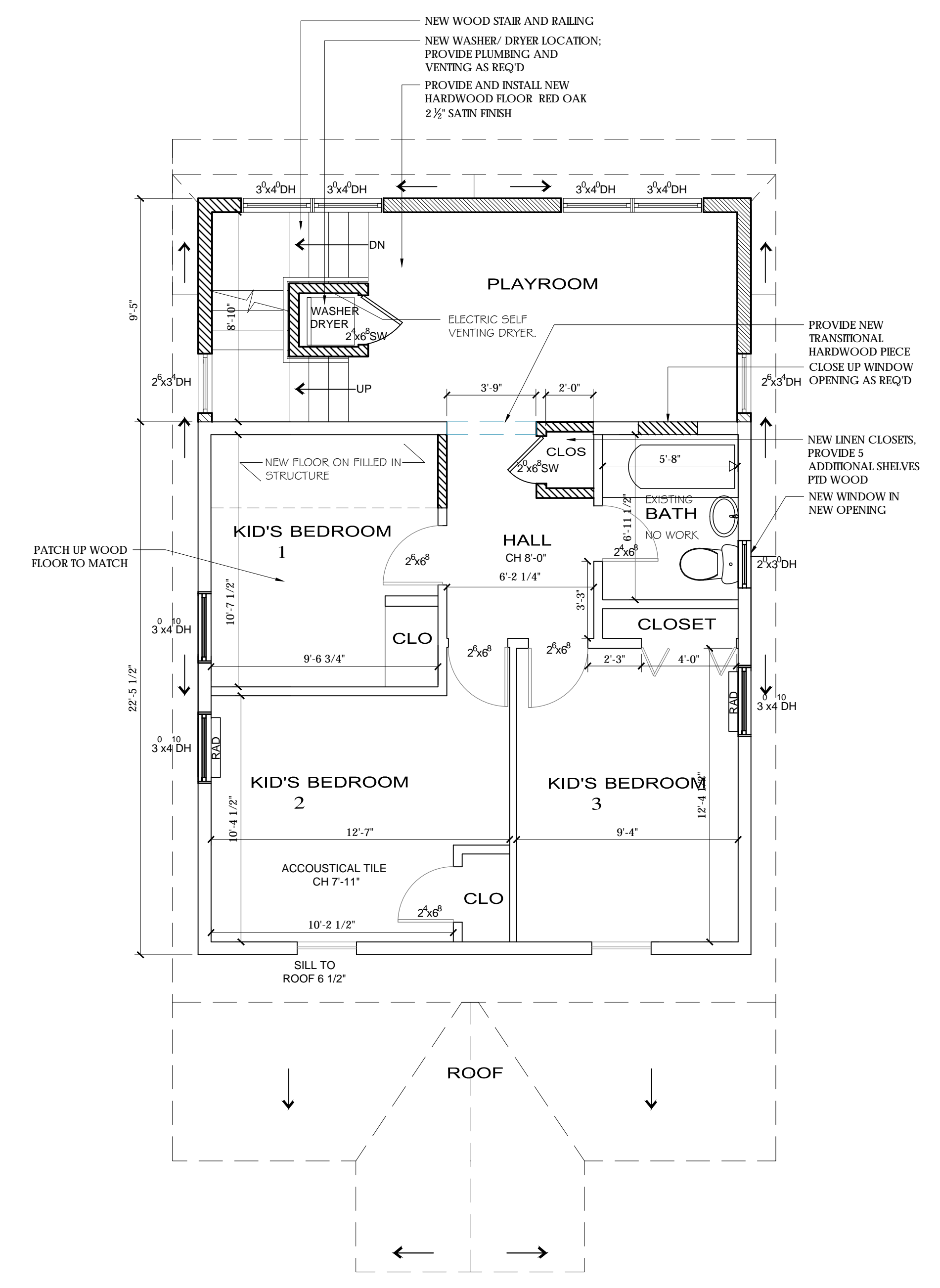
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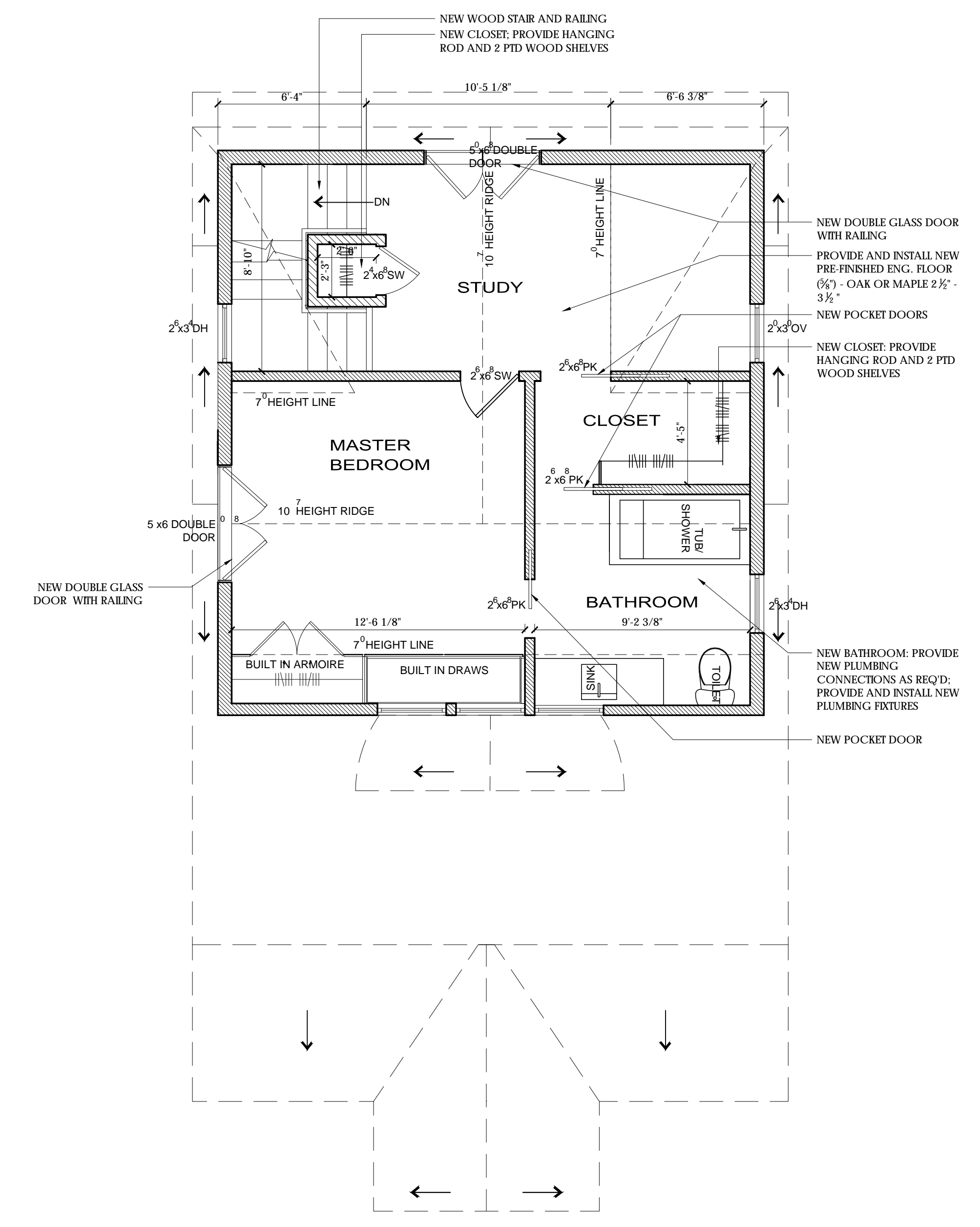
No.	Revision/Issue	Date
2	REVIEW	08 MAY 15
1	REVIEW	22 APR 15

Drawing Title:  
**PROPOSED FLOOR PLANS**

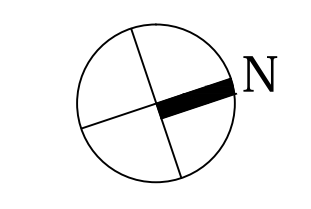
Project no.	Sheet
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1 SECOND FLOOR PLAN  
1/4"=1'-0"



2 ATTIC FLOOR PLAN  
1/4"=1'-0"



CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

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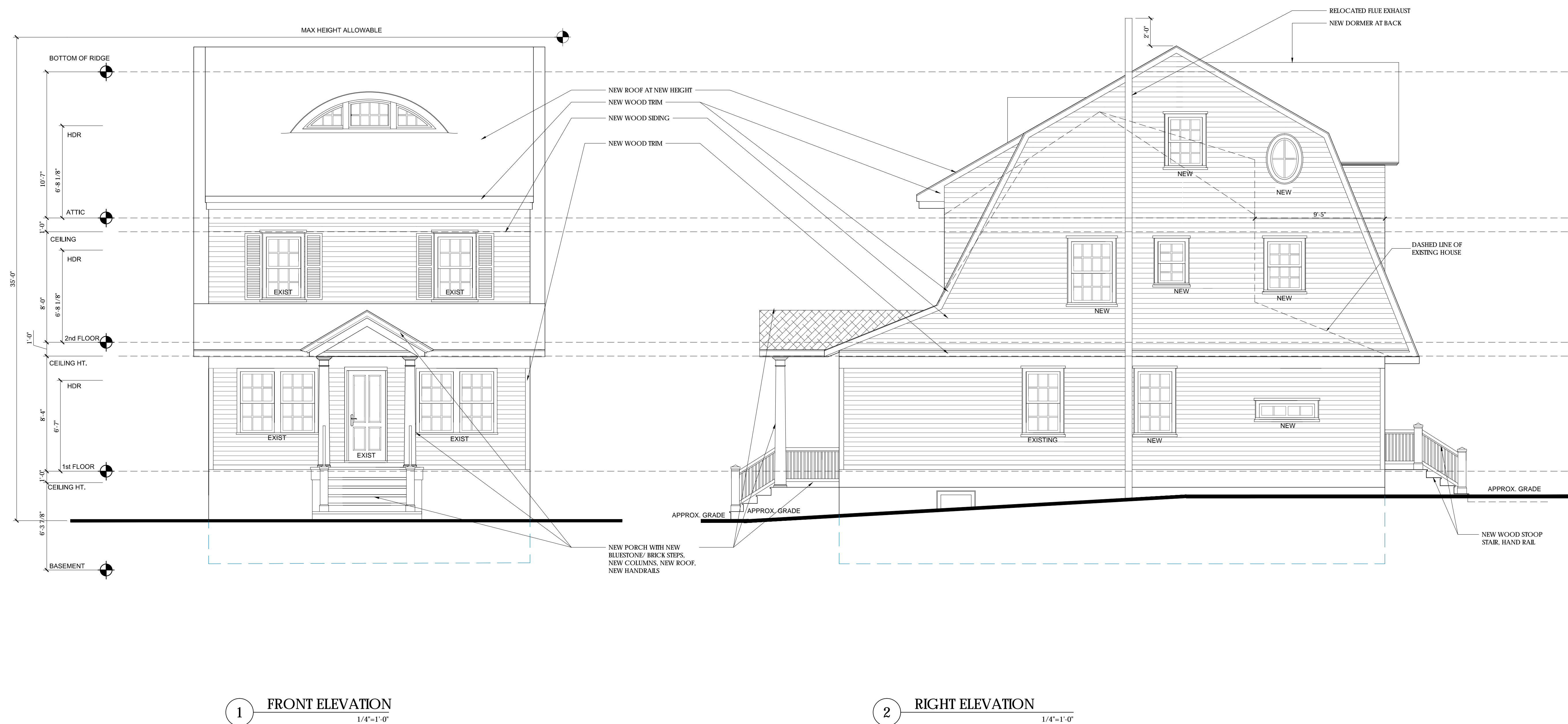
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2	REVIEW	08 MAY 15
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Drawing Title:  
PROPOSED ELEVATIONS

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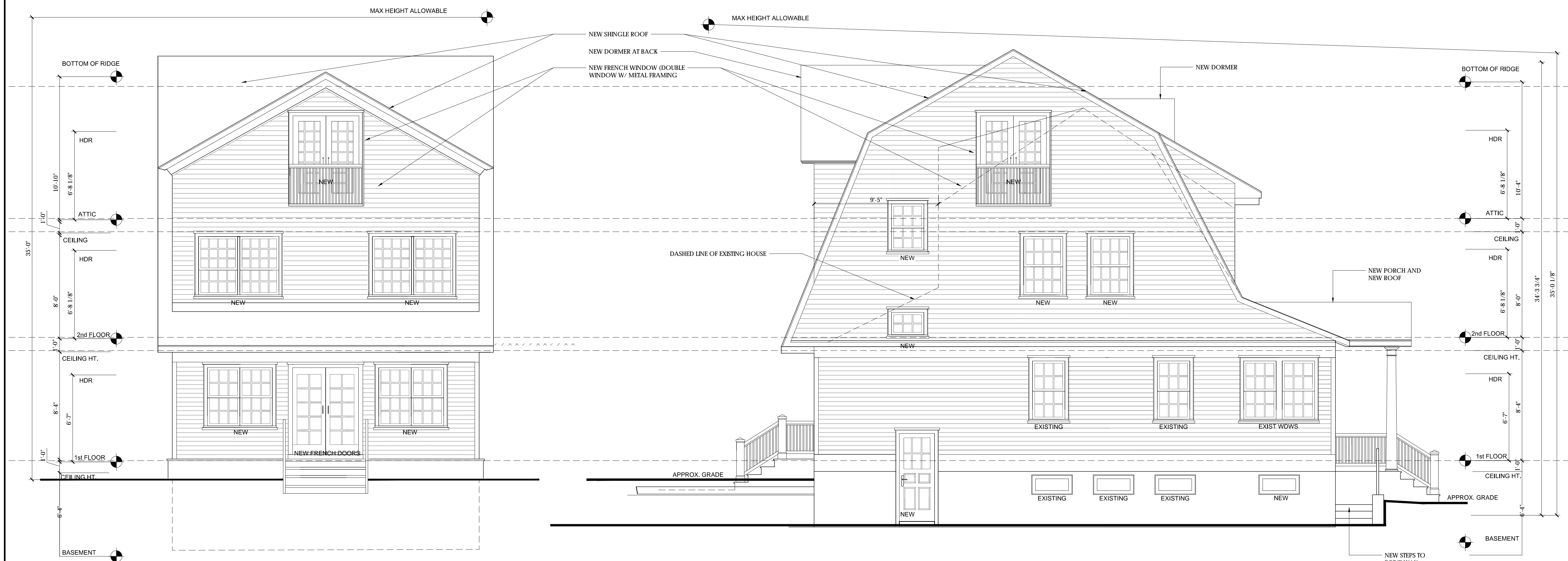
1 FRONT ELEVATION  
1/4"=1'-0"

2 RIGHT ELEVATION  
1/4"=1'-0"

CIZEWSKI-McSPEDON  
RESIDENCE

ADDITION AND RENOVATIONS

Project Address:  
9 LEFURGY AVE  
HASTINGS-ON-HUDSON, NY 10706



1 REAR ELEVATION  
1/4"=1'-0"

2 LEFT ELEVATION  
1/4"=1'-0"

General Notes:

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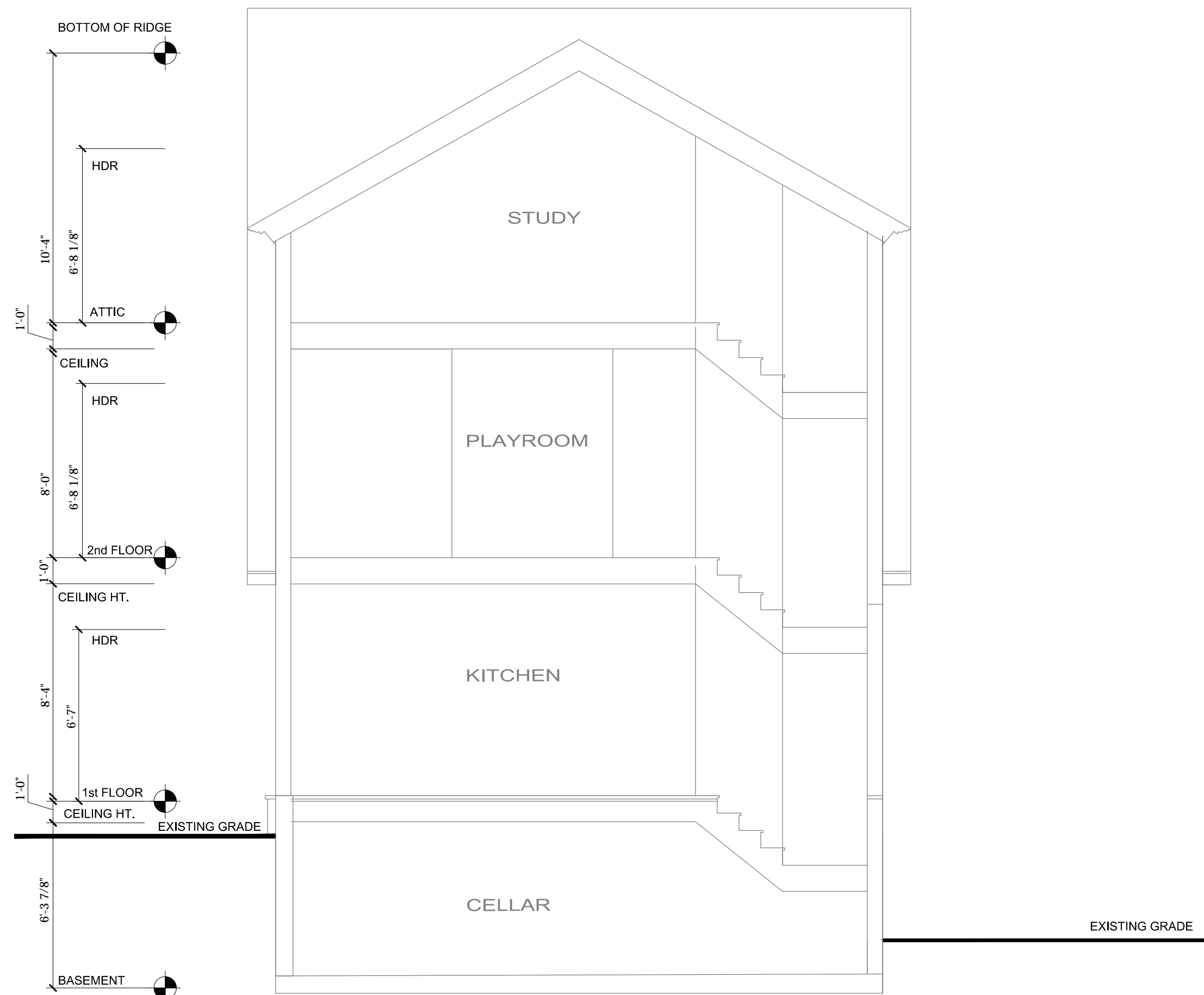
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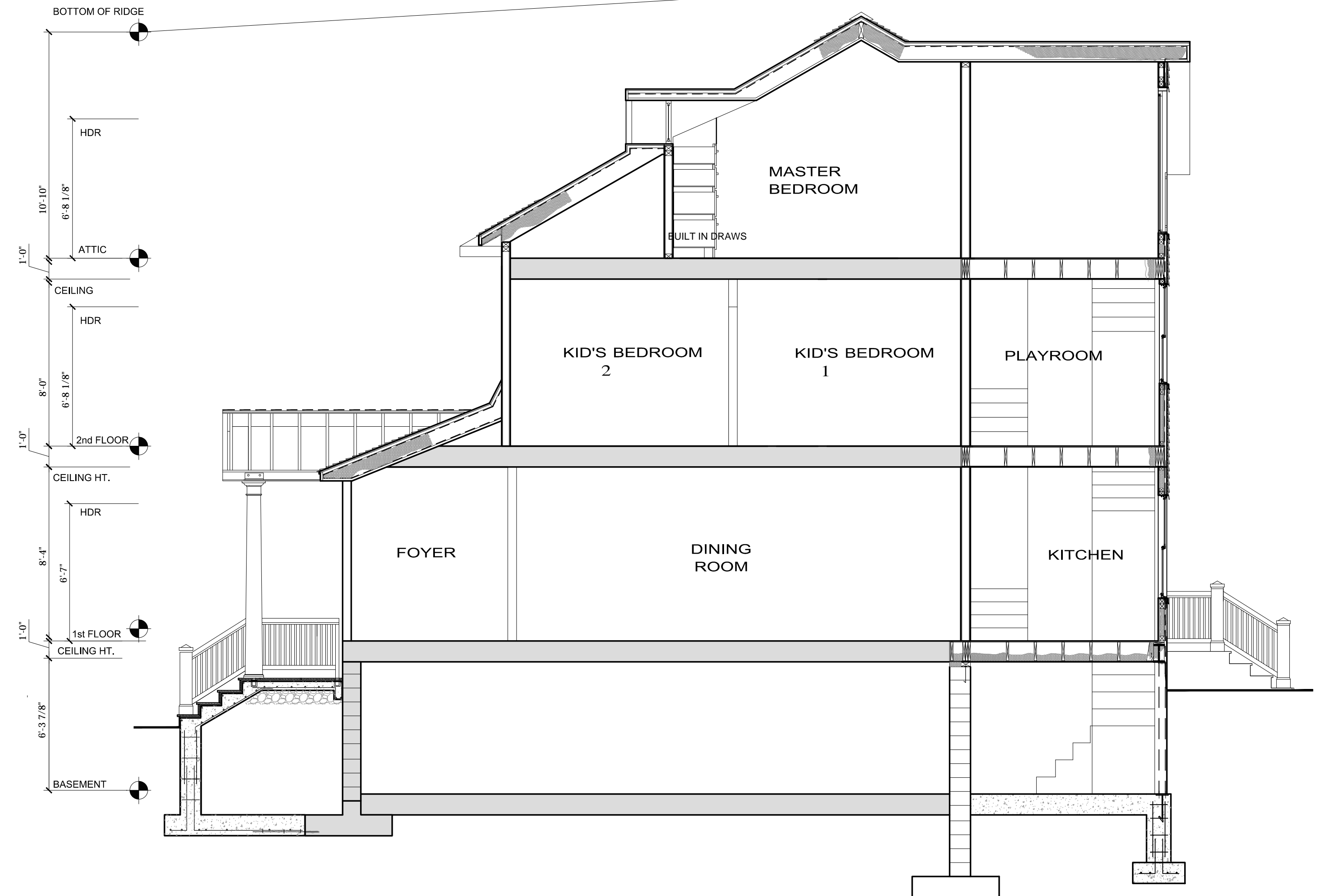
Project no.	Sheet
Scale	A-103
page	6 8





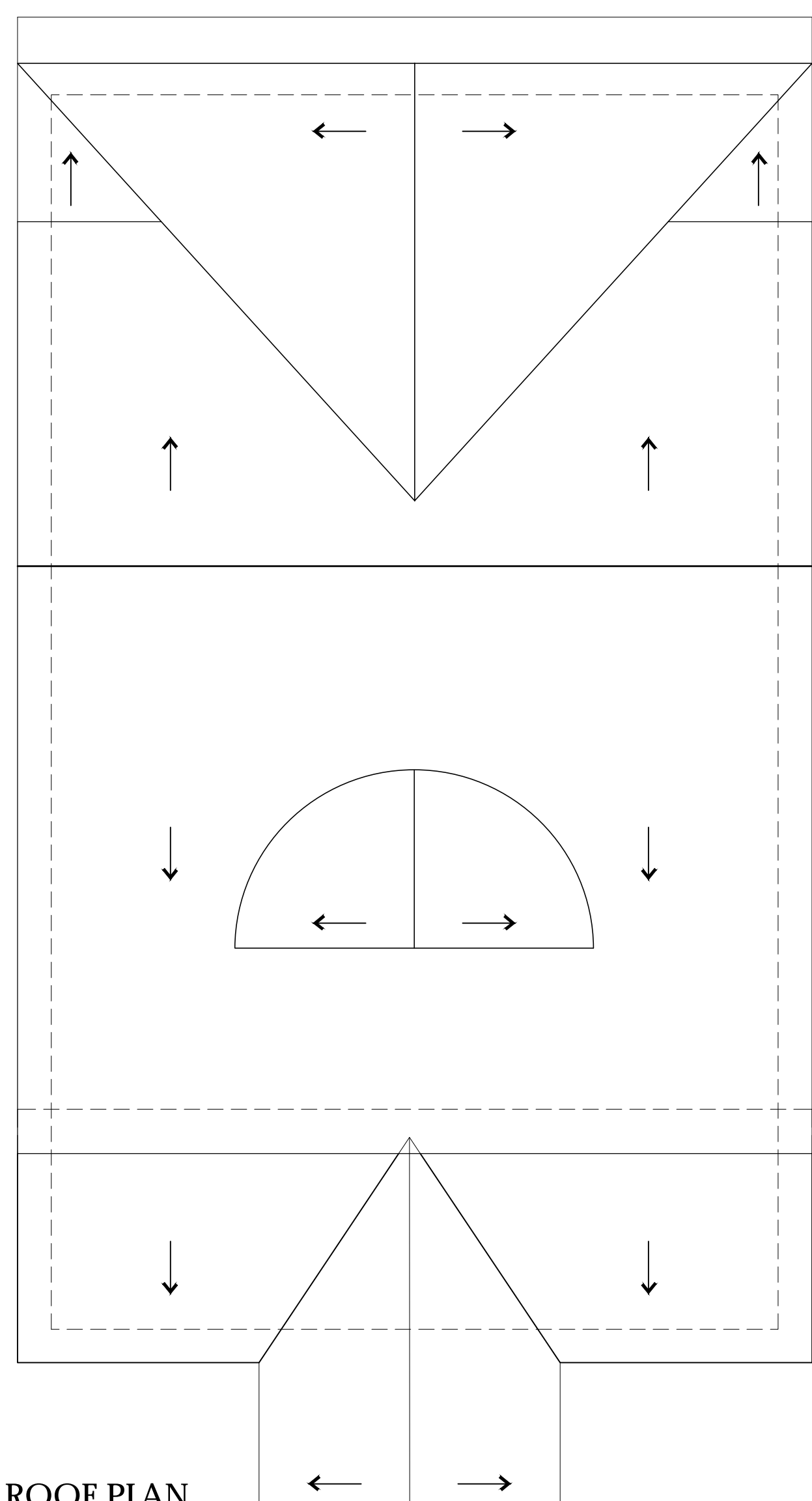
2 SECTION A

1/4"=1'-0"



3 SECTION B

1/4"=1'-0"



1 ROOF PLAN

1/4"=1'-0"

CIZEWSKI-McSPEDON RESIDENCE

ADDITION AND RENOVATIONS

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HASTINGS-ON-HUDSON, NY 10706

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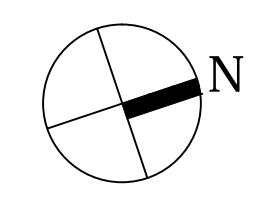
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2	REVIEW	08 MAY 15
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Drawing Title:  
**PROPOSED SECTIONS**

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CIZEWSKI-McSPEDON  
RESIDENCE

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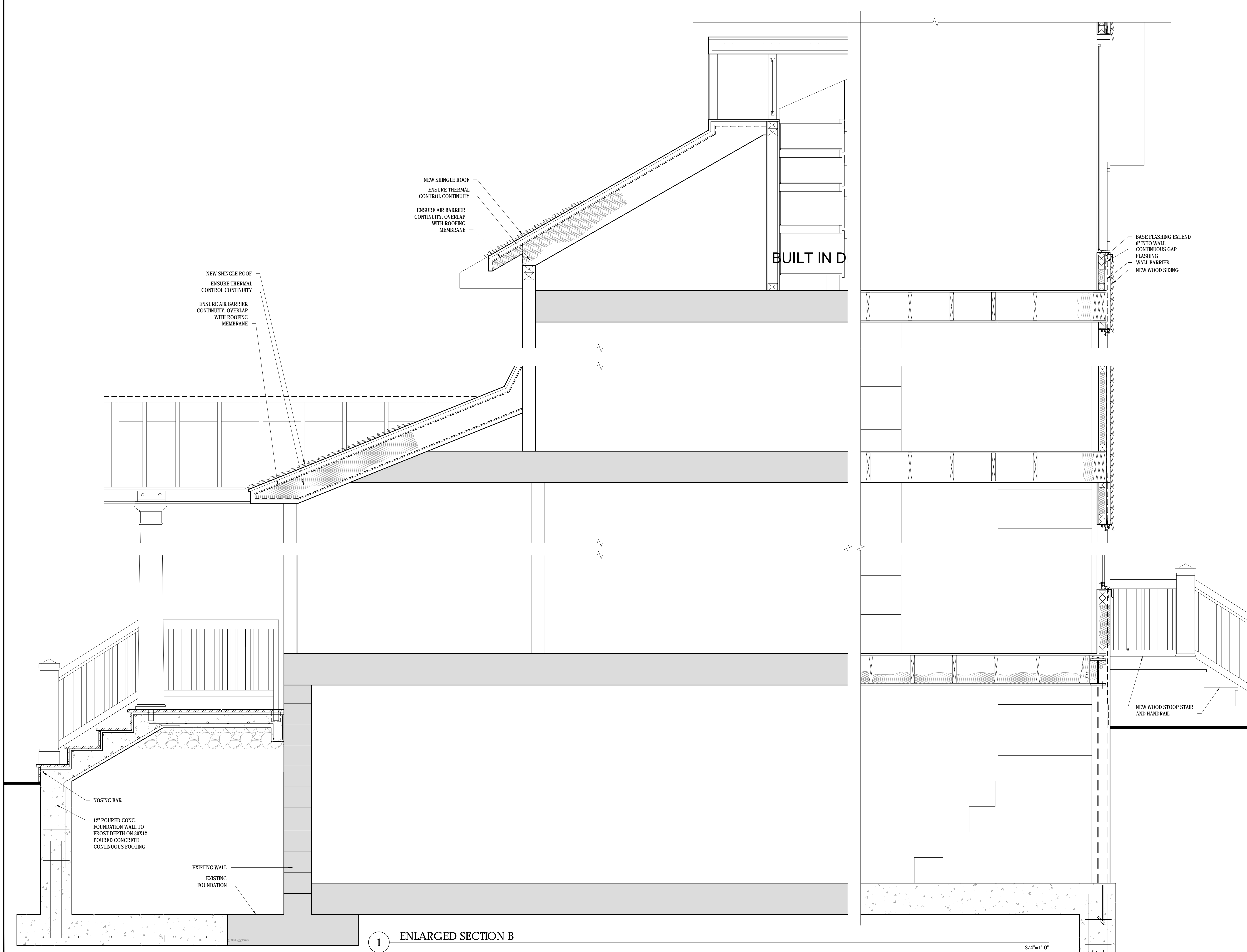
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Drawing Title:  
ENLARGED SECTION

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1 ENLARGED SECTION B

3/4"=1'-0"