



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 DECEMBER 17, 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. Ramona Grey-Harris – 114 Pinecrest Drive – 4.130-139-7
No waivers required.**
- 2. 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

ADDRESS 331 WARBURTON

SHEET 4; BLOCK _____; LOTS P2

DATE DWELLING PURCHASED 10/13/03

DATE DWELLING OCCUPIED BY OWNER 1/1

TYPE OF PERMIT REQUESTED:

Accessory Apartment (Complete Section I) X

Boarder (Complete Section II) _____

DAYTIME TELEPHONE 914478 4263

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.

Micki Frascone
Signature of Applicant

Sworn to before me this 12 day of June 19 2015

MaryAnn Marino
Notary Public

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

9.2.17

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 J. Mann
Deputy BUILDING INSPECTOR

ACCESSORY APARTMENT

BOARDER

PLANNING BOARD HEARING _____

APPROVED _____ DISAPPROVED _____

APPROVED _____ DISAPPROVED _____

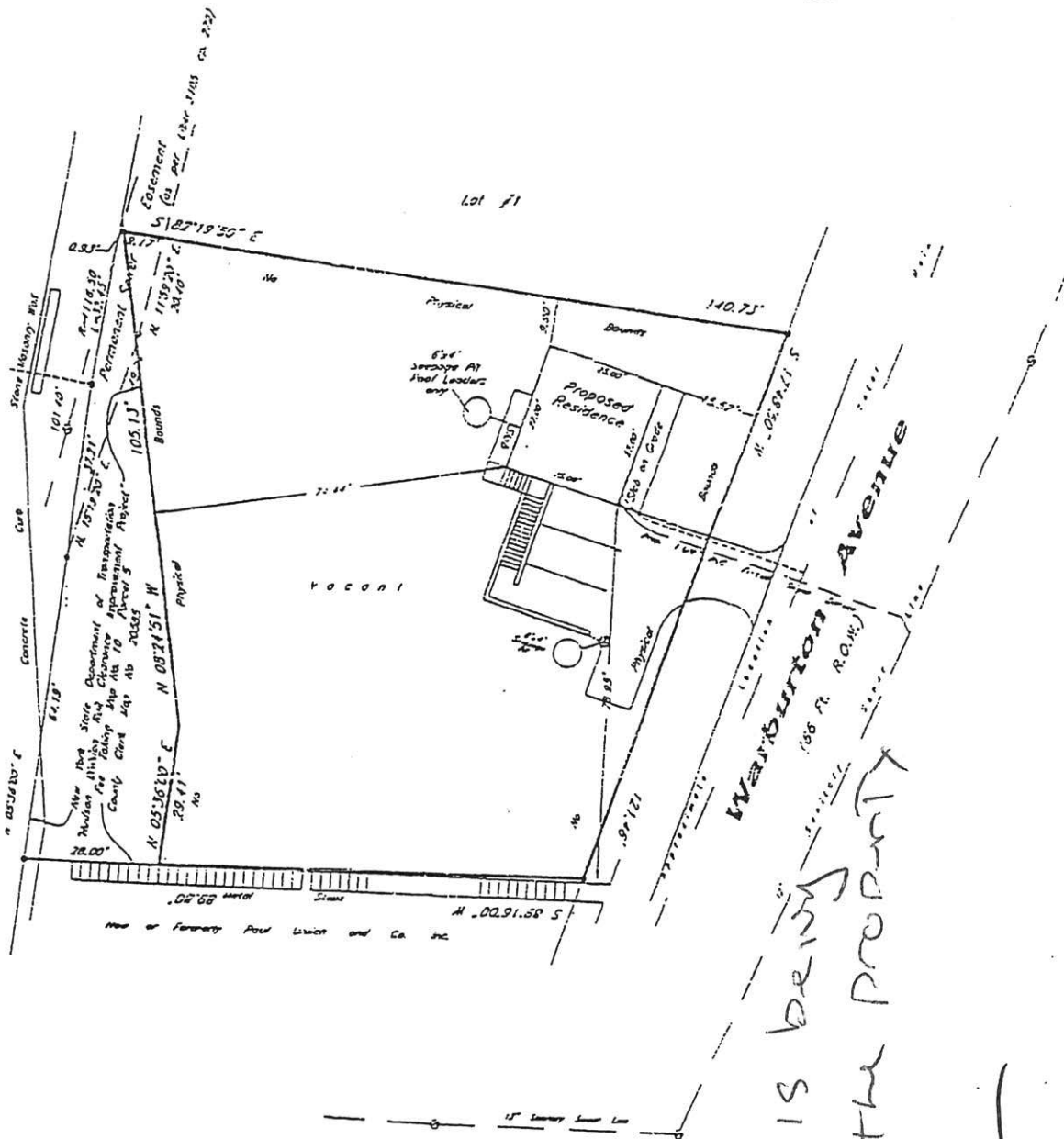
PERMIT NO. B- _____ EXPIRES _____

PERMIT NO. A- _____ EXPIRES _____

C OF O ISSUE DATE _____

C OF O ISSUE DATE _____

Exhibit A



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. NO RECENT FIELD-WORK. Revised Survey of Lot 1 Mon. 2, 2000. Prepared House Plans Version Dec. 18, 2000.
 The premises being a portion of L 117 as shown on a map entitled "Jurisdiction Map prepared for Village of Hastings-On-Hudson" dated Nov. 12, 1998, revised Nov. 11, 1998 and filed Feb. 24, 1999 as County Court Map No. 25-200.
 Certified to Chicago Title Insurance Company, Atlanta Federal Savings & Loan Association, County of Westchester and to Hastings-on-Hudson Affordable Housing Development Fund Co.

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

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

Title No. 9710-25794

William H. Lee, Jr. Attorney at Law