



TOWN OF OSSINING
BUILDING, & PLANNING DEPARTMENT

101 ROUTE 9A, P.O. Box 1166

OSSINING, N. Y. 10562

PHONE: (914) 762-8419 FAX: (914) 944-0195

www.townofossining.com

Revised 10/17/16

Re submitted

RECEIVED

SEP 06 2016

Town of Ossining
Building & Planning Department

APPLICATION TO THE ZONING BOARD OF APPEALS

Date 8-23-16

I, (We) Thomas Armino of 23 HILLCREST AVE.
(Name of Applicant) (Street)

OSSINING N.Y. 10562 HEREBY
(Municipality) (State) (Zip Code) (Phone No.) OCT 17 2016

Town of Ossining
Building & Planning Department

() APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF
THE BUILDING INSPECTOR AND IN CONNECTION THEREWITH REQUEST

() an Interpretation of the Zoning Code or Zoning Map of the Town of Ossining,

☒ a Variance from the terms of the Zoning Code of the Town of Ossining, or
(EXIST. BLDG.)

() a Temporary Certificate of Occupancy.

() APPLY TO THE ZONING BOARD OF APPEALS FOR A SPECIAL PERMIT.

1. LOCATION OF PROPERTY 23 HILLCREST AVE
(Street and Number)

SECTION 80 PLATE 14 BLOCK 2 LOT 40 ZONE R5

A) Is the Property located within a distance of 500 feet of the boundary of
any village, town or county, or any boundary of a State park or parkway?
If yes, specify.

Yes _____ No X

B) Does the Property abut the boundary of any village or town, the boundary
of any State or County park or other recreation area, the right-of-way of
any stream or drainage channel owned by the county or for which the
county has established channel lines, or the boundary of any county or
State owned land on which a public building or institution is located? If
yes, specify.

Yes _____ No X

C) If a Special Permit is being applied for, is the property shown on the
Hudson River Valley Commission Jurisdiction Map?

Yes _____ No X

2. **PROVISION (S) OF THE ZONING CODE INVOLVED**

Section 200 subsection 15 paragraph _____ Bulk Regulations

Section _____ subsection _____ paragraph _____

Section _____ subsection _____ paragraph _____

3. **DESCRIPTION OF RELIEF REQUESTED** (Set forth the circumstances of the case, interpretation that is claimed and details of any variance applied for. Use extra sheet if necessary.)

EXIST. LOT AND BLDG. - SEE ATTACHED.

Need certificate of occupancy - bought house in 2013 without a permit for the deck - everything is preexisting - needed to make repairs on deck - need variance for space between house and fence - side yard setback

4. **REASON FOR APPEAL** (State precisely grounds on which it is claimed that relief should be granted. Use extra sheet if necessary.)

EXIST. LOT AND BLDG. - SEE ATTACHED.

Everything was pre existing when house was purchased - need to make repairs to deck to get certificate of occupancy - not enough space between right side of house and right fence - need variance

5. Enclose 10 copies of an accurate and intelligible plan of the Property drawn to a suitable scale and a nonrefundable fee of \$150.00

Thomas Arminio
(Signature of Property Owner or Authorized Agent)

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OCT 17 2016

Town of Ossining
Building & Planning Department

AUG. 18, 16

Emil Bandriwsky, R.A.

33 Hillcrest Avenue
Ossining, NY 10562
914-762-9029

RE:

23 HILLCREST AVE.
OSSINING, N.Y.

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ADDENDUM APPLICATION TO ZONING BD OF APPEALS:

ZONE: R-5	REQUIRED	PROVIDED	VARIANCE
LOT AREA	5000 SF	4000 SF	1000 SF
LOT WIDTH	50'	40'	10'
LOT DEPTH	80'	100'	NONE
FRONT YARD	25'	8.3'	16.7'
ONE SIDE YARD	8'	12.5'	NONE
BOTH SIDE YARDS	18'	15.5'	2.5'
REAR YARD	26'	40'	NONE
LIVABLE FL. AREA	750 SF	784 SF GROSS	NONE
OFF STREET PARKING	2	2	NONE
BLDG. HEIGHT	2 1/2 STY.	1 1/2 STY.	NONE
BLDG. COVERAGE	30%	$\frac{784}{4000} = 19.6\%$	NONE

NOTE: EXIST. LOT AND BLDG.



Title No. KPW-17459

This is to certify that I have surveyed

Lot 49 as shown on

"Map of property known as Samstag Park",

in the Town of Ossining,

Westchester County, New York

Filed in the Westchester County Clerk's Office, Division of Land Records
on Oct. 16, 1930 as Map No. 3709.

I have located all existing buildings and lines of possession and have shown their positions hereon.

Survey completed: May 7, 2013

Map Drafted: May 7, 2013 on scale of one inch to 15 feet.

I hereby certify this survey to: Thomas Arminio
Kenneth Pregno Agency

ARISTOTLE BOURNAZOS, P.C.

LAND SURVEYORS - PLANNERS

20 CEDAR STREET

NEW ROCHELLE

NEW YORK 10801

(914) 633-0100



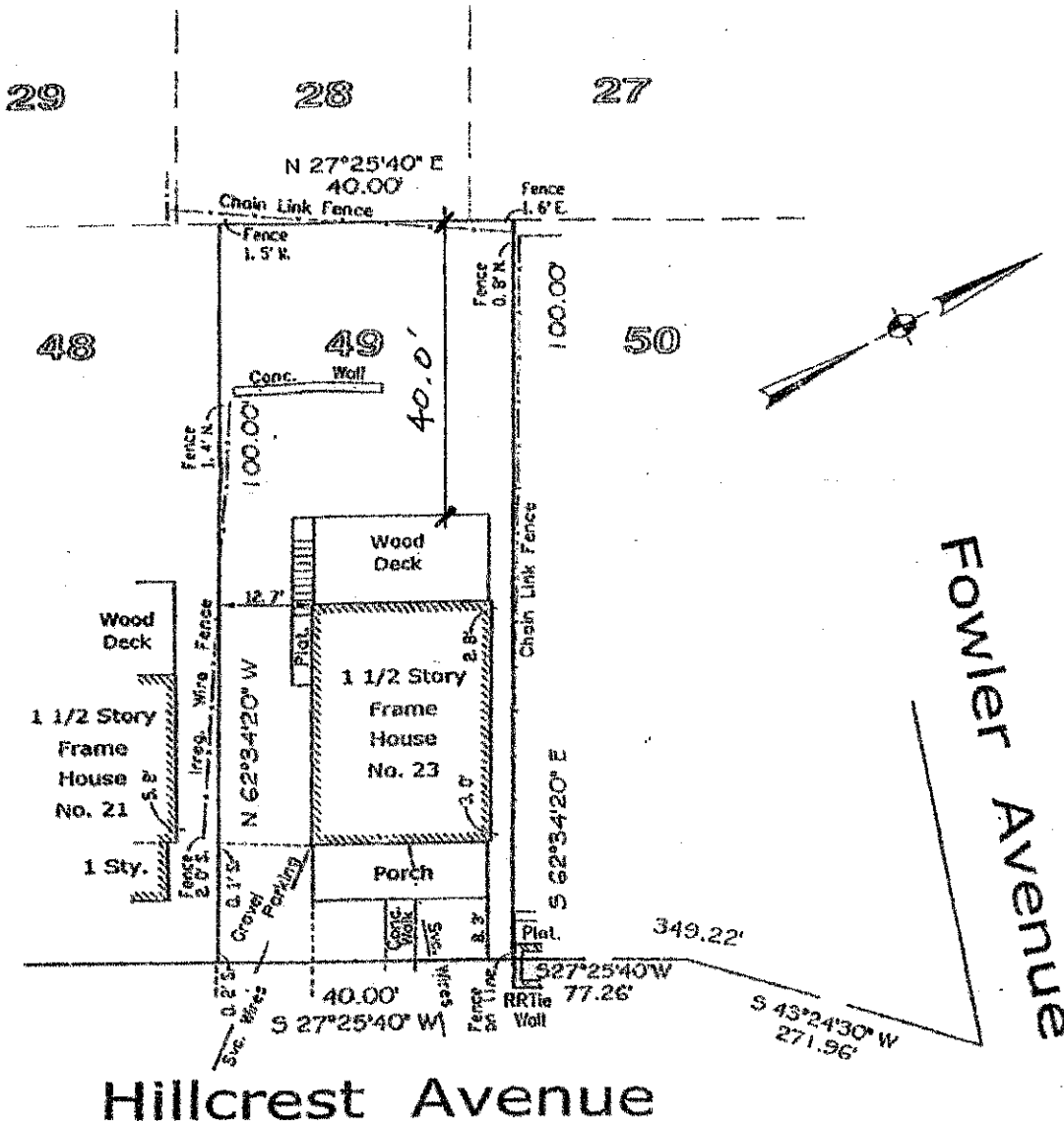
LICENSED IN

NEW YORK

NEW JERSEY

CONNECTICUT

William J. Arminio
N.Y.S. Lic. 49506



Guarantees or certifications indicated hereon shall run only to the person or persons for whom the survey is prepared, and on his behalf to the title company, government agency and lending institution listed hereon. Guarantees or certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or additions to this survey map is a violation of section 2260 sub-section 2, of the New York State Education Law. No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless survey has been furnished a complete copy of the title report.

Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

"Hillcr23"

C13-108