



**TOWN OF OSSINING**  
**BUILDING & PLANNING DEPARTMENT**

101 ROUTE 9A, P.O. Box 1166  
OSSINING, N. Y. 10562

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JUL 16 2020

Town of Ossining  
Building & Planning Department

**APPLICATION TO THE ZONING BOARD OF APPEALS**

Date 7/13/20

I, ~~we~~ MATTHEW WEISS Of #6 MINKEL ROAD  
(Name of Applicant) (Street)

TOWN OF N.Y. 10562 (914) 263-9467: HEREBY  
ossining (Municipality) (State) (Zip Code) (Phone No.)

( ) 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

( ) a Temporary Certificate of Occupancy.

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

1. **LOCATION OF PROPERTY:** #6 MINKEL ROAD  
(Street and Number)

SECTION 81.17 BLOCK 1 LOT 42 ZONE R20

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 X No       

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 21A paragraph \_\_\_\_\_ Bulk Regulations Table

Section \_\_\_\_\_ subsection \_\_\_\_\_ paragraph \_\_\_\_\_

200 - Attachment 2

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.)

REQUIRED REAR 34.0' NEW DECK WILL REDUCE REAR YARD FROM 37.96' TO 17.46'

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

THIS LOT HAS TWO FRONT YARDS, ONE ON MINKEL (USED AS FRONT YARD FOR ADDRESS) AND ONE ON REDWAY RD. BOTH FRONTS ARE IN COMPLIANCE. THE RIGHT HAND SIDE YARD IS  $\pm 110.0'$ . THE REAR YARD, WHERE THE VARIANCE IS REQUESTED, WOULD COMPLY IF IT COULD BE CONSIDERED A SIDE YARD @ 17.46' WHERE 16' IS REQUIRED.

5. Enclose 10 copies of an accurate and intelligible plan of the Property drawn to a suitable scale and a nonrefundable fee of \$350.00



(Signature of Property Owner or Authorized Agent)

# ZONING

## 200 Attachment 2

### BULK REGULATIONS FOR ONE-FAMILY RESIDENCES IN THE R-40, R-30, R-20, R-20A, R-15, R-10, R-7.5 and R-5 DISTRICTS [Amended 3-9-1993 by L.L. No. 3-1993; 4-12-2011 by L.L. No. 1-2011]

| Minimum Requirements                               | R-40   | R-30   | R-20   | R-20A  | R-15   | R-10   | R-7.5 | R-5   |
|--|--------|--------|--------|--------|--------|--------|-------|-------|
| Lot areas (square feet)                            | 40,000 | 30,000 | 20,000 | 20,000 | 15,000 | 10,000 | 7,500 | 5,000 |
| Lot width (feet)                                   | 150    | 125    | 100    | 90     | 90     | 75     | 60    | 50    |
| Lot depth (feet)                                   | 150    | 150    | 130    | 130    | 120    | 100    | 100   | 80    |
| Front yard (feet)                                  | 40     | 35     | 30     | 30     | 30     | 25     | 25    | 25    |
| 1 side yard (feet)                                 | 20     | 18     | 16     | 16     | 14     | 12     | 10    | 8     |
| Both side yards (feet)                             | 42     | 38     | 34     | 34     | 30     | 26     | 22    | 18    |
| Rear yard (feet)                                   | 38     | 36     | 34     | 34     | 32     | 30     | 28    | 26    |
| Livable floor area per dwelling unit (square feet) | 850    | 850    | 850    | 850    | 850    | 850    | 750   | 750   |
| <b>Maximum Permitted</b>                           |        |        |        |        |        |        |       |       |
| Building height                                    | 2½     | 2½     | 2½     | 2½     | 2½     | 2½     | 2½    | 2½    |
| Stories  | 35     | 35     | 35     | 35     | 35     | 35     | 35    | 35    |
| Feet   | 18     | 20     | 22     | 22     | 25     | 27     | 30    | 30    |
| Building coverage (percent)                        |        |        |        |        |        |        |       |       |

## GENERAL NOTES

- All work shall comply with 2015 IRC with 2016 New York State Uniform and Energy code supplements
- Contractor shall be held responsible for all defects in material and workmanship, which occur within one year of the date of completion.
- Rubbish shall be removed promptly from the site.
- Existing foundation walls to remain.
- New concrete piers shall be 12' diameter with 1/2" x 16" diameter galvanized anchor bolts
- New Deck framing shall be 1500f pressure treated southern yellow pine
- Decking Shall be 5/4" x 6" composite material to be selected
- All electrical work shall conform to the latest revision of the National Electric Code. At completion furnish owner with Certificate of Inspection.
- Existing electric service to remain
- Wire with Romex cable installed according to Underwriters Code. Wire for a maximum voltage drop of 2% with no wire smaller than # 14.
- Contractor shall provide blocking for all outdoor fixtures.
- Switches to be quiet type. Leviton or equal. Colors to be selected.