

VILLAGE OF BUCHANAN
236 TATE AVE., BUCHANAN, NY 10511
(914) 737-1033

APPLICATION TO THE ZONING BOARD

I. IDENTIFICATION OF APPLICANT

APPLICANT NAME CESAR SABASTUME PHONE 914-844-4845
ADDRESS 152 WESTCHESTER AVENUE, BUCHANAN, NY 10511
ARCHITECT/ENGINEER ROBERT OCCHIOGROSSI, P.A. (914) 319-0220
RJMO ARCHITECTURE, P.C. RJMOARCHITECT@OPTONLINE.NET

II. IDENTIFICATION OF PROPERTY

TAX MAP SECTION 43.15 BLOCK 1 LOT(S) 15.2
LOCATION OF AFFECTED PREMISES (ADDRESS)
152 WESTCHESTER AVENUE, BUCHANAN, NY
ZONING DISTRICT R-20 AREA 6,314 SQ/FT

III. DESCRIPTION OF PROPOSED ACTIVITY/OCCUPANCY

RESIDENTIAL COMMERCIAL _____ OTHER _____

IV. TO THE ZONING BOARD:

APPLICATION IS HEREBY MADE FOR (CHECK ALL THAT APPLY):

- VARIANCE FROM THE REQUIREMENT OF SECTION 211-15 - side yard

 SPECIAL PERMIT PER THE REQUIREMENT OF SECTION _____

 REVIEW OF AN ADMINISTRATIVE DECISION OR ORDER OF THE BUILDING
INSPECTOR (ATTACHED, IF APPLICABLE)

 AN ORDER TO ISSUE A CERTIFICATE OF OCCUPANCY

 AN ORDER TO ISSUE A BUILDING PERMIT

 AN INTERPRETATION OF THE ZONING LOCAL LAW OR ZONING MAP

 CERTIFICATE OF AN EXISTING NON-CONFORMING LOT, BUILDING, OR USE.

 OTHER (EXPLAIN) _____

V. ADDITIONAL INFORMATION

HAVE PREVIOUS APPLICATIONS TO THE PLANNING OR ZONING BOARD BEEN FILED IN
REGARD TO THESE PREMISES? YES NO _____ (by prior owner for subdivision)

HAS VIOLATION BEEN SERVED RELATIVE TO THIS MATTER? YES _____ NO

VI. ATTACHED HERETO AND MADE PART OF THIS APPLICATION, I SUBMIT TEN (10) COPIES
OF THE FOLLOWING (CHECK ALL THAT APPLY):

- FLOOR PLANS WITH ALL NECESSARY MEASUREMENTS
 PROPERTY SURVEY AND/OR A SITE DEVELOPMENT PLAN.

 SIGNED CONSENT AND/OR A SITE DEVELOPMENT PLAN

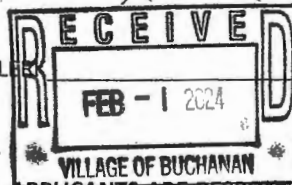
OTHER (EXPLAIN): _____

VII. APPROVAL FOR SUBMISSION

SIGNATURE OF APPLICANT [Signature] DATE 01/31/2024

VIII. RECEIPT

DATE RECEIVED BY CLERK



FEE RECEIVED \$ 250.00
RECEIPT NO. 1195
ESCROW RECEIVED 500.00

CASH

NOTE: ALL COMMERCIAL APPLICANTS ARE RESPONSIBLE FOR DEPOSIT OF ESCROW AND THE
REIMBURSEMENT OF COSTS INCURRED BY THE VILLAGE FOR ENGINEERING,
ENVIRONMENTAL, OR OTHER TECHNICAL CONSULTANTS WHERE DEEMED NECESSARY BY
THE VILLAGE BOARDS AS PER LOCAL LAWS.

OVER

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS:
VILLAGE OF BUCHANAN)

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

APPLICANT: Cesar Sagastume
ADDRESS: 152 westchester Ave,
Buchanan, NY 10511

SWORN TO ME THIS
____ DAY OF _____, 20__

NOTARY PUBLIC
COUNTY OF WESTCHESTER

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS:
VILLAGE OF BUCHANAN)

Cesar Sagastume BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE RESIDES AT 152 Westchester Ave IN Buchanan IN THE COUNTY OF Westchester IN THE STATE OF New York THAT HE/SHE IS THE OWNER IN FEE OF ALL THAT CERTAIN LOT , PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE VILLAGE OF BUCHANAN AFORESAID AND DESIGNATED AS TAX MAP SECTION 43.15 BLOCK 1 LOT(S) 15.2 OF THE BUCHANAN TAX MAP AND THAT HE/SHE HEREBY AUTHORIZES IN HIS/HER BEHALF THAT THE STATEMENTS OF FACT CONTAINED IN SAID APPLICATION ARE TRUE.

OWNER [Signature]
ADDRESS 152 Westchester Ave
Buchanan NY 10511

SWORN TO ME THIS January
31 DAY OF July, 2024

NOTARY PUBLIC
COUNTY OF WESTCHESTER



NOTICE

TEN (10) COPIES OF THE APPLICATION AND ANY ATTACHEMENTS SHALL BE SUBMITTED TO THE CLERK'S OFFICE BEFORE THIS MATTER WILL BE PLACED ON THE ZONING BOARD AGENDA.

OFFICE USE ONLY

CAL NO. _____

Building Permit No. _____
Date Issued: _____
CO No.: _____
Date Issued: _____

VILLAGE OF BUCHANAN
WESTCHESTER COUNTY, NEW YORK
BUILDING DEPARTMENT: 914-293-8396/8395



TAX MAP DESIGNATION: SECTION 43.15 BLOCK 1 LOT 15.2

APPLICATION FOR BUILDING PERMIT & CERTIFICATE OF OCCUPANCY

APPLICATION IS HEREBY MADE if the issuance of a Building Permit pursuant to the Building, Residential and the code of the Village for the construction of buildings, additions or alterations, or for demolition, as herein described. The applicant agreed to comply with all applicable law, ordinances and regulations.

Owner: CESAR SAGASTUME Applicant: CESAR SAGASTUME

Address: 152 WESTCHESTER AVENUE, BUCHANAN, NY Tel. No. 914-844-4845

Street & No. of Proposed Work: 152 WESTCHESTER AVE Email: _____

New Building Open Deck Addition Alteration Demolition Swimming Pool Existing

Description: NEW PATIO WITH PAVELS AND REAR SHED SLAB

The applicant shall provide an 8.5"X11" County GIS Map (<https://gis.westchestergov.com>) with every Village of Buchanan Building Department application to scale. The applicant shall provide the limit of disturbance line on the plan. Based on the applicants limit of disturbance, the Building Department may request additional topography by a licensed land surveyor.

Approximate dimension of new construction: Front N/A Rear 26'-0" Depth 24'-0" Height N/A Stories N/A

Garage: No. of Cars _____ Under Attached Detached

Name of Contractor OWNER W.C. Lic.# _____ Tel. No. _____

Existing use & occupancy SINGLE FAMILY RESIDENCE Proposed use & occupancy NO CHANGE

Zoning District R-20 Lot area (sq. ft.) 6,314^{SF} Average lot width 30'-0" Pl. Bd. App. _____ ZBA D&O _____

Plumbing: Yes No Plumbing & Permit # _____

Plumbing Contractor: _____ W.C. Lic.# _____

Address: _____ Tel. No. _____ Email: _____

Electrical: Yes No Electrical Permit # _____

Electrical Contractor: _____ W.C. Lic.# _____

Address: _____ Tel. No. _____ Email: _____

Estimated Cost of Construction \$ _____ Permit Fee: \$ _____

Certificate of Occupancy Fee: \$ _____

TOTAL FEE: \$ _____

CONFIRMATION ALL TAXES PAID: _____ DATE: _____

I, Cesar Sagastume, the home owner acknowledge that all statements contained in this application are true to the best of my knowledge and belief, and that the work will be performed in the manner set forth in this application and in the plans and specifications filed herewith.

Note: False statements made herein are punishable as a Class A misdemeanor pursuant to 210.45 of the Penal Law.

Date: 01/31/2024 Signature [Signature]

*Applicants other than the owner must submit a letter of authorization from the owner.

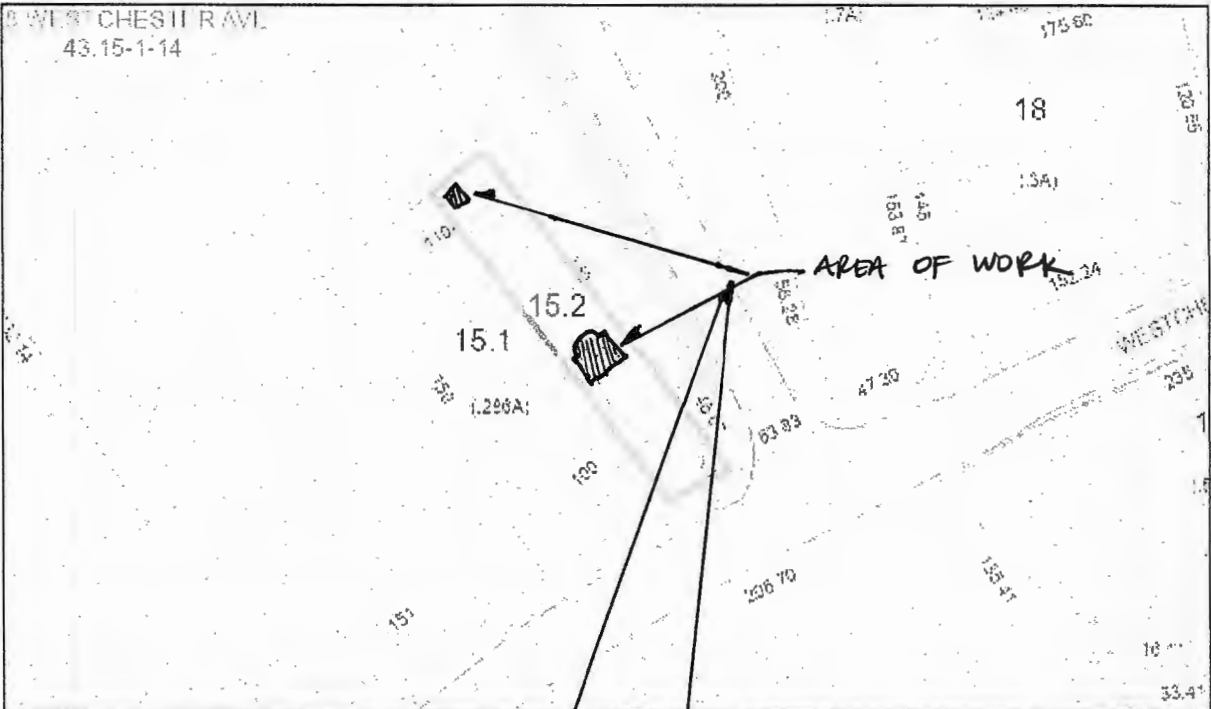
BUILDING PERMIT DENIED _____ PER SECTION _____ BY _____
(DATE)

Tax Parcel Maps

Address: 152 WESTCHESTER AVE

Print Key: 43.15-1-15.2

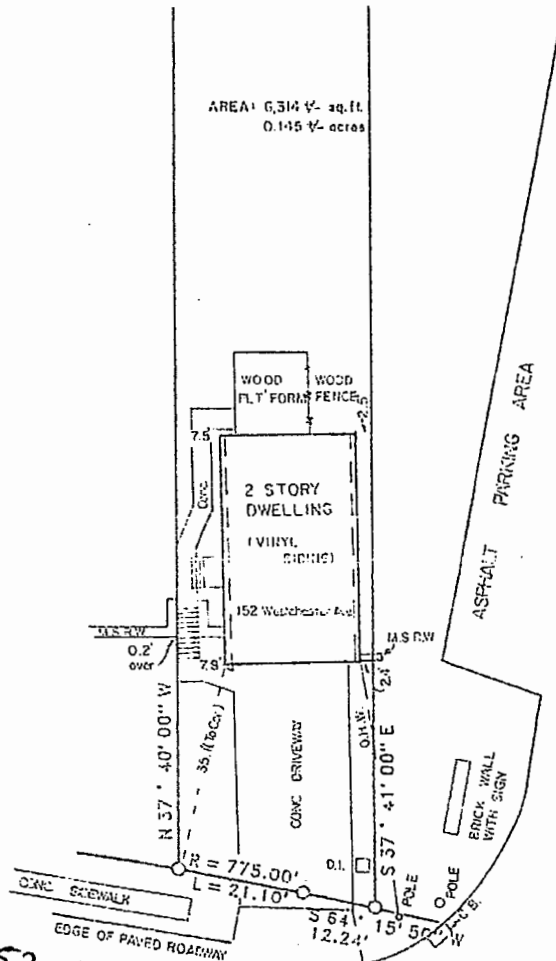
SBL: 04301500010150020000



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

AREA: 6,314 sq. ft.
0.145 acres



TOWN OF CORTLANDT
TAX MAP DESIGNATION
SEC: 43.15
BLK: 1
LOT: 15.1

152 WESTCHESTER AVENUE
43.15-01-15A R-20 210

CERTIFIED TO: _____

SURVEYED: DECEMBER 9, 1993

BROUGHT TO DATE _____

BROUGHT TO DATE _____

JOHN S. ROMEO, P.C.

CONSULTING ENGINEERS
& LAND SURVEYORS
1 NORTHRIDGE ROAD
PEEKSKILL, NY 10566
(914) 737-1056

John C. Hoffmann
by **JOHN C. HOFFMANN, L.S.**
NEW YORK STATE LICENSE No. 48355
Encroachments below grade, if any not shown

PREMISES HEREIN SHOWN BEING LOT 1 AS SHOWN ON A CERTAIN MAP ENTITLED "JAMES P. AND FRANCES E. SURAK" FILED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK ON MARCH 30, 1988, AS MAP NO. 23174.

Certifications hereon are valid for Bank, Title Co. & Owners for this transaction only. Certifications are not transferable to subsequent bank, title co. or owners.

All certifications hereon are valid for this map and copies thereof only if said map or copies bear the impressed seal of the Surveyor whose signature appears hereon.

"It is hereby certified that this survey was prepared in accordance with the existing Code of Practice of Land Surveyors, by the New York State Association of Professional Land Surveyors.

Alteration of this map by other than a Licensed Land Surveyor is a violation of New York State Law.

SURVEY OF PROPERTY
PREPARED FOR
**JAMES P. SURAK &
AND
FRANCES E. SURAK**

SITUATED IN
VILLAGE OF BUCHANAN
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER
STATE OF NEW YORK

SCALE: 1" = 20'

SURVEYED AS IN POSSESSION

(93-146-7)

4 General Notes

- SITE REVIEW FIELD MEASUREMENTS:**
- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. HE SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES WHERE EVIDENT, TO THE ARCHITECT AND OWNER PRIOR TO THE BID.
- INSURANCE REQUIREMENTS:**
- THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.
- CODE COMPLIANCE:**
- ALL WORK SHALL BE DONE AND INSTALLED IN COMPLIANCE WITH ALL LAWS, RULES AND REGULATIONS OF THE LOCAL MUNICIPALITY, AND SHALL COMPLY WITH THE LATEST EDITION OF THE NEW YORK STATE FIRE PREVENTION AND BUILDING CODE, INCLUDING ALL REFERENCE STANDARDS. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCED SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- SITE MAINTENANCE:**
- CONTRACTORS SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR GENERAL CLEANING FOR THE DURATION OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEEP CONDITION.
 - ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- SITE PROTECTION:**
- THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, EMPLOYEES, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
 - DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR SHALL BE PROMPTLY RESTORED, REPAIRED AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.

Note: It is the violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

- THE GENERAL CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK AND WITHIN THE MUNICIPALITY OF WORK, AS NECESSARY. NO LIABILITY TO HAZARDOUS MATERIALS:
 - UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.
- OWNERSHIP OF DOCUMENTS:**
- THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS AND PURPOSES UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY.

MATERIALS

- All pressure treated lumber to be select structural grade. All dimensional lumber to be select structural grade douglas fir or equal. Concrete to have f'c of 4000 psi or greater.

Finishes, colors and textures as selected by owner.

Interior waterproofing of foundation walls to be Thoroseal, or equal.

All lighting, power, appliances, equipment, and related accessories and components to be selected by owner.

Exterior millwork and railings to be pressure treated

NOTES:

- All work to be performed in accordance with applicable sections of the New York State Building Code and any Local Code requirements.
- Deck footprint matches that of the original deck structure, which was demolished due to structural inadequacy. This new deck structure can be considered a like-kind replacement.

NOTE: The project does not add any additional conditioned space to the building. As such, compliance with the NYS Energy Conservation Construction Code is deemed to have been met by this project.

Zoning Analysis

Zone: R-20; Sec. 43.15, Block 1, Lot 15.2
Single Family Residence

Item	Required	Existing	Proposed
Minimum Lot Size			
Min Lot Frontage	100'-0"	30'-0"	No Change
Min Width	100'-0"	30'-0"	No Change
Min Depth	150'-0"	150'-0"	No Change
Area	20,000 SF	6,314 SF	No Change
Maximum Lot Coverage	40%	19.4%	37.89%
Allowable Lot Cov'g Area	2,000 SF	2,525.6 SF	2,392.5 SF
Main Residence & Existing Structures			
Maximum Height	35'-0"	30'-0"	No Change
Number of Stories	2-1/2	2	No Change
Setbacks: Front	30'-0"	35'-0"	No Change
Side Min.	15'-0" min.	2'-4 3/4"	2'-4 3/4"
Side Total	40'-0"	10'-0"	10'-0"
Rear	25% of lot depth	45'-0" required - existing 110'-0"	86'-0"
Accessory Structures			
Max Area	100 SF	n/a	100 SF
Rear Yard	4'-0"	n/a	4'-0"
Side Yard	3'-0"	n/a	4'-0"

Patio and Shed Project
152 Westchester Avenue
Buchanan, NY 10511
S/B.L: 43.15-1-15.2

R.J.M.O Architecture, P.C.
Robert J.M. Occhiogrossi, R.A.
Hawthorne, NY

Seal:

No.	Date	Revision

Checked By: R.J.M.O
Drawn By: R.J.M.O

General Notes
Site Plan
Details

DATE: 1-30-24

Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter this drawing in any way.

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