



TOWN OF OSSINING

BUILDING DEPARTMENT

101 ROUTE 9A, P.O. Box 1166

OSSINING, N. Y. 10562

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PUBLIC NOTICE

Notice is hereby given that a Public Hearing of the Town of Ossining Zoning Board of Appeals will be held on **Monday, December 2, 2024 at 7:30 p.m.** on the application of Paul Tomasulo, 200 Route 9A, Ossining NY, in person, at Ossining Town Hall, 16 Croton Avenue, Ossining, NY 10562 and by zoom video conference using the following link:

<https://us02web.zoom.us/j/84868689389?pwd=XTE5j67LrUrQjk1SoNlj40Kn6gn3K7.1>

Meeting ID: 848 6868 9389

Passcode: 800007

One tap mobile

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The property is located at 200 Route 9A in the unincorporated area of the Town of Ossining, identified on the Tax Map of the Town of Ossining as Section 81.17, Block 1, Lot 30 in the R-20 One-Family Residence Zoning District. The applicant is seeking a Special Permit for an accessory apartment in the lower level of their single-family residence in accordance with Town of Ossining Code, Chapter 200-31.2. Accessory apartments on single-family lots.

Additionally, the applicant is seeking 2 variances from Chapter 200-31.2. Paragraph B.(3), Architectural Treatment, and Paragraph B.(4), Floor area.

200-31.2. (3) Architectural treatment. The architectural treatment of the structures on the lot shall be such as to portray the character of a single-family lot. Only one main entrance will be permitted on the front side of the principal building; all other entrances shall be at the side or in the rear of the building(s).

The project proposes the entrance to be located on the front side of the principal building at the basement level adjacent to the garage.

200-31.2. (4) Floor area. The habitable floor area of the accessory apartment shall be a minimum of 300 square feet and a maximum of 800 square feet, and the area of the accessory apartment shall also not exceed 33% of the habitable floor area of the principal building on the lot.

The applicant is requesting a variance for 21 square feet over the required maximum of 800. The total habitable floor area of the accessory apartment is proposed to be 821 square feet.

Revised Application Materials dated October 24, 2024 & Plan prepared by SJB Architecture and Design, Steven J. Basini, RA, titled "Tomasulo Residence, Proposed Accessory Apartment, 200 Rte. 9A, Ossining, NY," originally dated October 4, 2024 with latest revision date of October 23, 2024, are on file and available for public inspection at the Town of Ossining Building Department, 101 Route 9A, Ossining, NY and online at:

<https://www.townofossining.com/cms/publications/all-documents/zoning-board/zoning-board-projects/zbproj-under-review>

All interested persons are invited to attend the Public Hearing to be heard on this matter. The public can send written comment by email to building@townofossiningny.gov or regular mail to Town of Ossining Zoning Board of Appeals, P.O. Box 1166, Ossining, NY 10562. Please feel free to contact our office by phone if you need any information regarding the Zoning Board meeting process 914-762-8419.

BY ORDER OF THE ZONING BOARD OF APPEALS

Sal Carrera, Chairman

DATED: November 21, 2024