

Bojan Petek
28 Hollis Lane
Croton, NY 10520

July 12, 2011
Abraham Zembrano, Croton Village Manager
1 Van Wyck Street
Croton, NY 10520

Dear Mr. Zembrano,

To the right of my house is a lot owned by the Village of Croton (the lot itself lies in the Town of Cortlandt). A previous owner tried to market this abutting property, and even conducted a percolation test, but ultimately decided to donate the lot to the Village with a proviso that it remain in its undeveloped state. For some historical reason, probably having to do with agricultural use of water, the boundary between me and the adjacent lot zigs and zags to include some old and decaying well-houses on the adjacent lot. This irregular boundary can be seen on the attached survey conducted in 1971. Because the boundary makes this zig-zagging diversion, my lot is extra narrow in the vicinity of my residence. Also, the well-houses now present a hazard: the largest one has a capacity of over 1,000 gallons and its top has caved in. The wells no longer store water, but instead the large amount of storm water simply passes through them and dumps onto my property. Finally, large trees growing out of the largest well-house are in line to crush my cars or the proposed new addition. The attached Jpeg image shows these large twin trees in relation to my house.

For all the above reasons, I want to explore the possibility with the Village of Croton to see if I could acquire the small section of the adjacent lot (approximately 2,000 square feet shown as the triangular parcel marked in red on the attached survey). This would straighten out the boundary between the two lots and would enable me to more easily address the water drainage problems and the hazards associated with the trees and the caved-in well-houses. And, this extra area would provide enough space for an addition which I want to build on to my house.

I have made an informal inquiry through the Village Engineer, Dan O'Connor. He has personally visited the site and has suggested that I make a formal request to you, the Croton Village Manager, which I am doing presently via this letter. I would greatly appreciate the opportunity to discuss this matter at the next available work session of the Village Board.

Thank you very much for your consideration.

Bojan Petek, MSCE

CIVIL ENGINEER & SURVEYOR
J. WILBUR IRIH

TOWN OF CORTLANDT
WESTCHESTER COUNTY, N.Y.

SURVEYED, JANUARY 5, 1970 (RE-SHOW COVER)
FOR NETER HOWELL STOCKS & LAND STOKES
CERTIFIED TO WESTCHESTER COUNTY LANDS FROM 14301, SHOWN HEREON.
TOWN OF CORTLANDT CO. HOME TITLE DIVISION
TITLE NO. 69-W-01129

SURVEYED AS IN POSSESSION,
ENCROACHMENTS BELOW GRADE, IF ANY.

NOTE: LOCATION MEASUREMENT ONLY
NO STAKES SET

GUARANTEED TO CHICAGO TITLE ASSURANCE CO. HOME TITLE DIVISION
IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR
TITLE SURVEYS OF THE NEW YORK STATE LAND TITLE ASSOCIATION.



