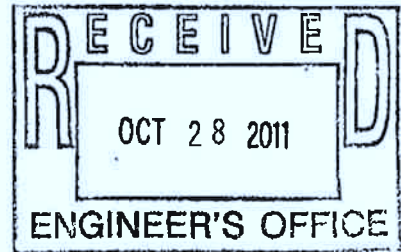


October 28, 2011

Dayton and Megan Guinee
91 Truesdale Drive
Croton on Hudson NY 10520



Dear Mayor Wiegman and Board of Trustees,

I hope this letter finds you well. My husband and I recently went to the Zoning Board of Appeals to request variances for a renovation and addition project we would like to complete on our home. We were unanimously approved for both variances requested.

One of the variances we requested was section 230.41H – Increasing the Building Perimeter. We needed to be granted this variance in order to come to you for an approval on an accessory apartment.

My husband and I purchased our home on Truesdale Drive in 2005. The house we bought was in disrepair, and in need of many things. We have been slowly making upgrades here and there but we are now ready to make some larger improvements to our home. In addition to a remodel, there are some necessary changes that need to be made to our driveway and our garage.

Our current driveway is nothing short of a death trap and has gotten progressively worse since we purchased this home. Its slope is too steep, it's dangerous for driving and walking and the asphalt is disappearing before our very eyes. There are huge buckles and tears within it making it impossible for deliveries or family members to safely pull up it. In the winter months we are often unable to get up or down safely. The slope and steepness is somewhat unforgiving often bottoming out certain cars and getting others stuck along the sides.

Since purchasing our home it was our intention to build a two car garage. Currently, we are unable to park either of our vehicles inside. During the winter months, with a small child and one on the way, it makes a huge difference being able to park and access our home from inside. Additionally, the internal appearance and building materials leave little to be desired for. As part of our overall remodel we are looking to make our home more efficient through better materials, new insulation and improved structure.

We believe we are able to kill two birds with one stone. By altering the width and level to which the garage stands (dropping it by four feet), we could alter the slope, height and width of our driveway increasing our ability to avoid ending up in the Croton River.

As my husband and I discussed our plans to improve our home we took many things into consideration. Visually it was time for a change. Structurally things were needed to improve efficiencies and overall costs down the road. And as we expand our family, safety has become our top priority. All of this was top of mind while looking into our options and needs. Our discussions lead to thoughts of the future and the needs of our family moving forward.

I am a working mom and my job necessitates that I travel several times a month. My husband is a union carpenter in Manhattan, requiring him to leave very early in the morning and return home late from time to time. Our family is an integral part of our lives and provides the additional support needed to raise a child while both of us work full time.

Our son is 20 months old and his sister is due in March. My father, 64, is a Vietnam veteran and a recently retired correction officer. I am happy to say that he has been caring for my son three days a week, here at my home since he retired. My mom, 60, works full-time, but often comes up after work and on weekends to assist with childcare. My parents currently reside in Hastings-on-Hudson, in a rental apartment. They originally moved there twelve years ago to help take care of my grandmother, who until a few weeks ago, last resided at the Field Home, suffering from advanced dementia. My grandmother having passed eliminates the need for my parents to reside in Hastings.

Since they are looking to lighten the load as they enter the next phase of their life, they do not feel this is the time in their lives to purchase a home. They recently found out that their building will be going co-op and as they bounced around options of moving closer to us, my husband and I believe that they are best suited here with us. We would like to build an accessory apartment over our two car garage for them to reside in.

We both grew up having had the benefit of our grandparents being involved in our lives and we want our children to experience that same close relationship. If my husband and I are unable to be there, then we want it to be our family who takes care of our children. In the times our work gets in the way of our lives, we would like our family to be able to take them to the bus, help them with their homework and tuck them in at night.

And the benefits are not completely one sided. I would like to provide my parents with even just a quarter of what they provided to me. In these economic times, it is hard for anyone especially those exiting the workforce to be completely confident that they will have enough savings to enjoy life while still paying the bills. My husband and I will be able to provide them with the security and comfort of the unknown as they get older while enhancing their lives by being a close knit family. I watched the struggle of caring for an aging and sick parent. The time, effort and strength that it takes to truly be there

is an overwhelming responsibility. I want to be sure that I am there for my family the way my family was there for my grandmother. This will eliminate one of the steps and the worry down the road. Additionally, they already step in and are there whenever needed but the commute, crazy hours and costs associated with the trip back and forth would be eliminated. The short notice and mad dashes would end and they would be able to provide support while having all the comforts of their own home.

Finally, let's face it what's not to love about Croton. It is a lovely spot one that I know they would enjoy residing in. We have every intention of raising our children and living out our lives here in Croton. We are not looking to include this space as a way to draw additional income and it would only be used for my parents or a child who may not be as inclined to leave the nest.

We meet all of the requirements laid out in village code for an accessory apartment and have now been granted the variance to increase the building perimeter if said accessory apartment is to be approved. While this will change the look of our home the results produced will be enhance the character of the neighborhood. We have spoken with many of our neighbors and have gained their full support. Our plans will improve the physical, environmental and safety conditions of our home and its surrounding area. There probably are other methods, many of which have been explored, but unfortunately, our current home simply doesn't afford us the luxury of space to create an accessory apartment within our current perimeter or to move them in.

Fixing our driveway and building a new two car garage was always in the plan. Our plan has since developed into something that will have a much more lasting and important impact on our family.

We look forward to hearing from you.

Respectfully,



Megan Guinee

RESOLUTION

Megan Guinee has applied to the **Zoning Board of Appeals** of the Village of Croton-on-Hudson, for a front yard variance and a variance to increase the perimeter of the building prior to application to the Village Board for a special permit for an accessory apartment.

The property, at 91 Truesdale Drive, is located in a RA-25 District and is designated on the Tax Maps of the Village as Section 79.09 Block 5 Lot 6.

A public hearing having been held after due notice, this Board from the application and after viewing the premises and neighborhood concerned, finds:

1. No undesirable change in the character of the neighborhood nor detriment to nearby properties will be produced by the granting of the variance;
2. The safety benefit sought by the applicant cannot be achieved by a method other than the requested variance; the proposal to improve the slope and access is preferable to excavating the basement a few feet down to mitigate height impact.
3. The requested variance is not substantial;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. The difficulty alleged by the applicant was not self-created; it was there when applicant bought the property.

NOW, THEREFORE, BE IT RESOLVED, that the application is hereby **GRANTED** as follows:

Motion: Mr. Olcott made a motion to grant a 5.19 foot front yard variance and a building perimeter variance for a potential accessory apartment.

Second: Ms. Stephens seconded the motion.

Vote: 5 – 0

In favor: Chairman Davis, Mr. Macdonald, Mr. Olcott, Ms. Schuyler, Ms. Stephens
Absent: None

Date: 10/19/11

According to Section 230-164(E), “Unless work is commenced and diligently prosecuted within one (1) year of the date of the granting of a variance or special permit, such variance or special permit shall become null and void”.



Village Board of Trustees
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4781, Fax: 914-271-2836

Accessory Apartment Application

Application for a Special Permit
from the Village Board of Trustees

Village Code § 230-41

General Information and Instructions: Applicant shall submit **fourteen** folded and collated copies of the application and supporting documentation. Application must be filled out completely and signed. Applicants should review page two of the application and § 230-41 in the Village Code before submitting an application to the Board of Trustees.

Date: April 14, 2011

(For office use only)

Application #: _____

☐ Village Board Special Permit Fee

Date of Public Hearing: _____

☐ 14 copies (application & supporting documentation)

Date Approved: _____

Section: 79.09 **Block:** 5 **Lot:** 6 **Zoning District:** RA-25

Property Owner Information

Last Name: Guinee First Name: Dayton & Megan MI: _____

Company: _____

Address: 91 Truesdale Drive

Address: Croton on Hudson NY 10520

Home: (914) 271-8270 Office: _____ Cell: (914) 403-5377 Fax: (914) 271-8276

Total # of cars (both units): 3 Year of house construction: 1964

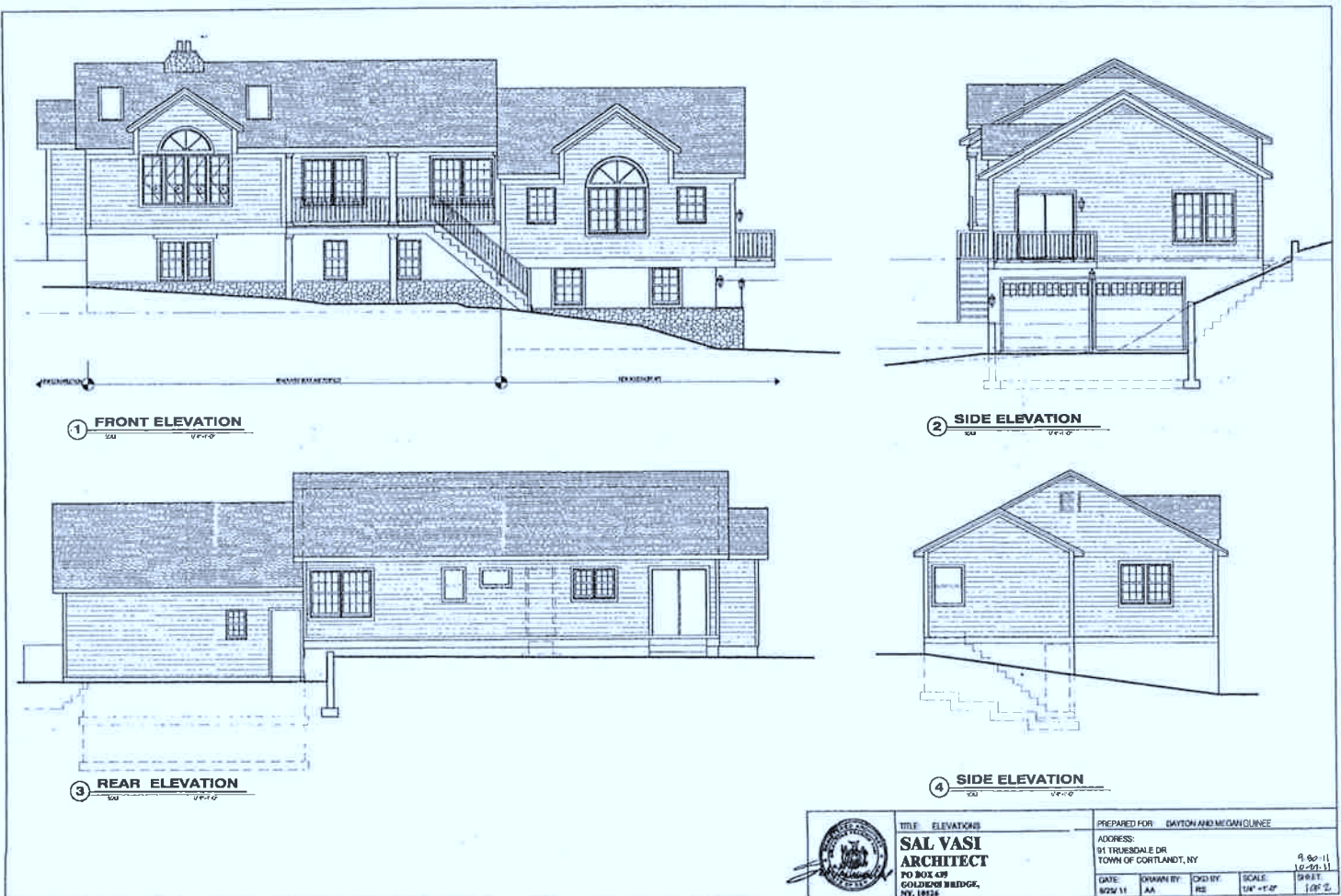
Supporting Documentation (attach to application):

- ☒ Floor Plans for apartments drawn to scale. Identify each as owner or tenant. Show and label all parts of the house.
- ☒ Survey of property showing all structures (dwelling, additions, garage, decks, sheds, pool, etc.) and required off-street parking spaces.
- ☒ Proof of address and age showing that you, the owner, live in the dwelling (current telephone or cable bill, bank or credit card statement) and meet the age requirement (driver's license, Motor Vehicle non-driver photo-ID or passport). If owner does not meet age requirement, proof of tenant age is required.
- ☒ Area Variance if required.
- ☒ Village Board Special Permit Fee (non-refundable) as listed in the Master Fee Schedule available at the Village Finance Office.

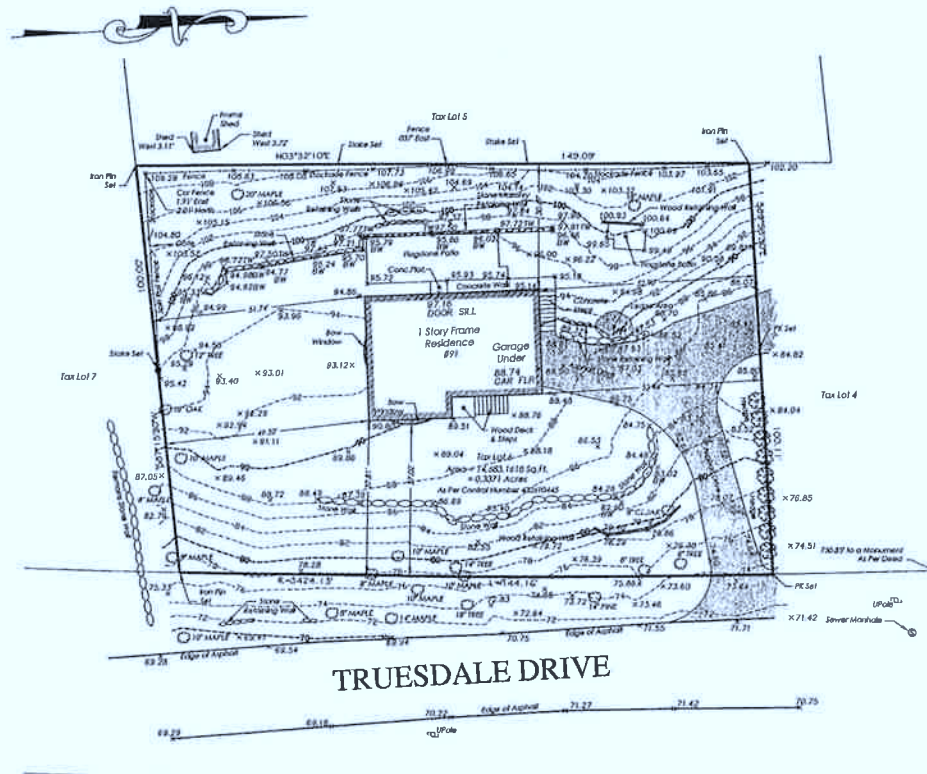
I, the owner of the dwelling, swear under penalty of perjury that the following is true: I reside at the address shown above. I own the property as stated above. The documents, survey and plans submitted as part of the application are true and accurate for the subject premises.

Megan H. Guinee
Owner's Signature

04.14.11
Date



		TITLE: ELEVATIONS		PREPARED FOR: DAYTON AND MEGAN GUINEE	
		SAL VASI ARCHITECT		ADDRESS: 91 THURSDALE DR. TOWN OF CORTLANDT, NY	
DATE: NOV 11		DRAWN BY: AA		SCALE: 1/8" = 1'-0"	
PROJECT: GOLDEN WEDGE, NY, 19126		CDD BY: RE		SHEET: 1 OF 2	



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7200, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown herein are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises herein being designated on the Town of Cortlandt Tax Maps as Section 79.09, Block 5, Lot 6.

Elevations shown herein generally in accordance with North American Vertical Datum 88.

TOPOGRAPHY OF PROPERTY
PREPARED FOR
DAYTON GUINEE III &
MEGAN LLOYD GUINEE
SITUATE IN THE
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 15'
GRAPHIC SCALE



Property Surveyed: August 27, 2005
Map Prepared: August 22, 2005
Map Revised: August 29, 2005 to show stakes set
Map Revised: June 2, 2011 to show survey update and topography
Thomas C. Merritts
New York State Licensed Land Surveyor No. 649318

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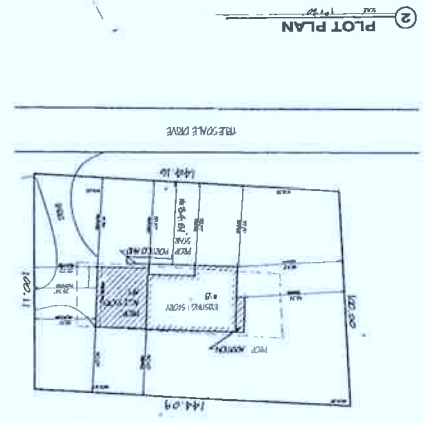


THOMAS C. MERRITTS LAND SURVEYORS, P.C.
394 BEDFORD ROAD • PLEASANTVILLE • N.Y. 10570
(914) 769-8003 • (914) 273-1663

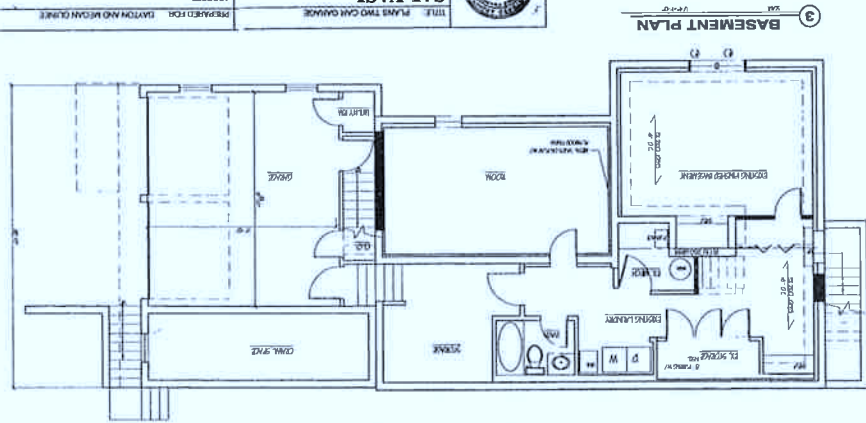


Project: 05-155	Field Survey By: RM/FT
Drawn By: JSA	Checked By: TM

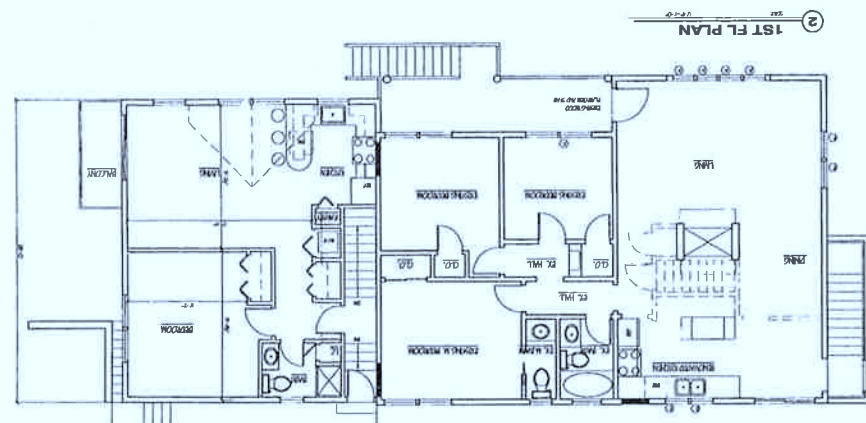
ZONING SCHEDULE RA-25

[illegible]

2 **PLOT PLAN**



BASEMENT PLAN 3



2 1ST FL PLAN

TITLE PLANS TWO GARAGE PREPARED FOR CAYTON AND MORGAN COMPANY	DATE 05/21/11 DRAWN BY JIM CHECKED BY JIM SCALE 1/4" = 1'-0" SHEET 1 OF 1	47, 19536 COLUMBIA BRIDGE PO BOX 49 ARCHITECT SALT VASI 1115 PLAINS TWO GARAGE	
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91 Truesdale Drive
Croton-On-Hudson, NY 10522
April, 2011

Enclosed with our request:

- Accessory Apartment Application (15 Copies)
- Accessory Apartment Application fee
- Request Letter
- Response to 230-41
- Proposed changes
- Current Survey
- Proposed changes on top of current survey
- Scaled apartment floor plans
- Proof of address
- Proof of parents age (accessory apartment tenets)

91 Truesdale Drive
Croton-On-Hudson, NY 10522
April, 2011

Dear Members of the Zoning Board:

My husband and I purchased our first home on Truesdale Drive in 2006. We chose Croton after much research. We liked what we heard about the village, the schools and the residents. The house we bought was in disrepair, but we have already done much to improve it.

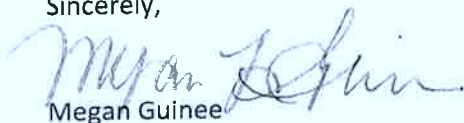
We are now ready to make some additional improvements to our home and are also hoping to attach an accessory apartment to the house for my parents. My father is a Vietnam veteran and a recently retired correction officer. I am happy to say that he has now been caring for my one-year old son three days a week, here at my home. My mom works full-time, but often comes up after work and on weekends to assist with childcare. I am a working mom and my job necessitates that I travel several times a month. My husband is a union carpenter and much of the work he does takes place in Manhattan, requiring him to come home late from time to time. I am fortunate to be able to have family assistance with caring for my son, but I want to be able to help my parents as well.

My parents currently reside in Hastings-on-Hudson, in a rental apartment. They moved there to help take care of my grandmother, who is suffering from advanced dementia and now resides in The Field Home, in Cortlandt Manor. They spend much of their time driving back and forth to Croton, in addition to driving back and forth to Cortlandt Manor. They cannot afford to purchase a home, and their rent in Hastings continues to climb each year.

After much discussion, we have figured out that it would be to everyone's advantage if they moved to Croton. I grew up having had the benefit of my grandmother's love and care and I want my son to benefit by experiencing that same close relationship with his grandparents. If my husband and I can't be there, then I want it to be my parents who pick him up once he is in school, who take him to the local park, who take him to Farmer's Market, etc. They would also be much closer to my grandmother's nursing home, which would alleviate some of the strain they are currently experiencing. Finally, they would be able to reside in a lovely spot. They love the Hudson River, Croton's green spaces, and the culture of this close-knit community. They shop in the village and support the local restaurants.

It is my fervent hope that you will approve our application for an accessory apartment. We love Croton and plan to reside here for all our years to come. At the same time, my parents are an integral part of our lives. They have been there for us every step of the way and we want to provide them with an opportunity to not only be truly involved with our children, but to live a more peaceful and relaxed life in their retirement years.

Sincerely,


Megan Guinee

91 Truesdale Drive
Croton-On-Hudson, NY 10522
April, 2011

230-41

Our Response to Conditions and Limitations set forth in 2301-41 Accessory apartments

- A. We are seeking an issuance of a special permit by the Board of Trustees for an accessory apartment.
- B. Enclosed are 14 copies of the application, our plan and our application fee.
- C. Our residence was in existence prior to the date of adoption of this section
- D. We will live in the main house and the planned accessory apartment will be lived in by my parents. The planned accessory apartment will never be used as an apartment to anyone outside of my parents or our children. This planned accessory apartment will never be used as a source of income by an outside party.

D1. We do not intend to sell our home and will maintain this as our primary residence. Our intention is to pass our home down to our children. Should any issue of ownership arise we are fully aware of all rules and ownership changes as set forth in this section.
- F. The accessory apartment will be occupied by my father, 64 years of age and my mother, 59 years of age.
- G. No other accessory apartment will be requested
- H. The accessory apartment will be within the main structure and not within an accessory building. Addition of 1350 sq feet is being proposed which will increase the building perimeter. A variance of this section of the code is also requested.
- I. The accessory apartment will have a separate access, not observable from the street
- J. All code requirements under village law and other applicable laws and regulations will be complied with and a building permit will be obtained for any and all changes or alterations requiring such permits.
- K. The habitable floor area of the accessory apartment will not be greater than 750 square feet or 33% of the habitable floor area of the main dwelling.
- L. Based on current information the lot size does conform to the requirements of the district in which it is located and we will not require a variance.
- M. The accessory apartment will maintain the character and appearance of the main dwelling.

- N. Our residence meets the minimum of three off street parking spaces and no expansion of existing parking area is needed.
- O. Our premise is serviced by village sewer system so approval by Board of Health will not be necessary.

91 Truesdale Drive
Croton-On-Hudson, NY 10522
April, 2011

Proposed changes to current residence
(both main structure and accessory apartment)

Current Structure:

- Living space is 1200 Sq feet
- Current external dimensions 45 X 30

Proposed Structure/Accessory Apartment:

- Increased living space to current main dwelling to 1800
- Addition of accessory apartment (750 sq feet)
- 1350 sq feet of total living space to current structure
- Proposed external dimensions 85 x 30

External Structure (Current Structure)

- Removal of current cedar siding to replace with natural cedar shingle
- Removal of current roof (5 existing layers) to be replaced with brand new asphalt shingle
- Addition of 600 square feet to current structure to contain master bedroom suite (doing this allows for us to increase our dining room, living room and kitchen and offers us another bedroom allowing for two children's bedroom and an office).
- Deck to entrance in front of house
- All new energy efficient windows, doors

Proposed Accessory Apartment

- Accessory apartment will be a part of the main dwelling and will look exactly as the main dwelling. All materials used to update main dwelling will mirror those used on accessory apartment (siding, roofing, windows, etc.)

- Accessory apartment to be 750 square feet above a new two car garage with a side entrance
- Accessory apartment will be sided with same natural cedar shingle as main structure and will be given same asphalt shingle
- New energy efficient windows, doors

Summary of exterior changes:

From Right to Left:

House will start with a full gable out of the front with same pitch (7) on the side creating a hip ridge to right rear corner. This will be the location of the accessory apartment. Ridge will continue to left carrying a 7 pitch where it will pick up the next full gable out the front of the house. Ridge will carry to pick up two hips tying to left front and rear corners of the house.



ACCESSORY ADDITION

