



Village of **Croton-on-Hudson**

Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783, Fax: 914-271-3790

Zoning Board of Appeals **Application (ZBA)**

(Form # Eng-230-160)

(Revised 6/6/2017)

Application Date: 02-09-2022

Application #: (Village Use) 20220083

Type of Application: ☒ Area ☐ Special Permit ☐ Appeal ☐ Interpretation ☐ Use ☐ Fence

NYS SEQR (§617) Actions:

☐ Type I - Submit long EAF and CAF

☒ Type II - Not subject to SEQR (area variances for 1, 2 and 3 family homes and lot line variances and individual setback variances) EAF & CAF not required

☐ Unlisted - Submit short EAF (long EAF may be required) and CAF

Other Involved Agencies: ☐ Village Board ☐ Planning Board ☐ Other _____

Property Information:

Section 68.13

Block 1

Lot 7

Property Location (street address) 6 Glengary Road

Zone: Residence (1 family)

☐ RA5 ☐ RA9 ☐ RA25 ☒ RA40 ☐ RB (2 family) ☐ RC Multiple Residence ☐ RA60

Limited Office

☐ O-1 ☐ O-2 "A" district at time of construction in 1954

Commercial

☐ C1 Central ☐ C2 General

☐ Gateway overlay

Other

☐ LI Light Industrial

☐ WC Waterfront ☐ WD Waterfront Development

Current Use:

☒ 1 Family

☐ 2 Family

☐ 3 Family

☐ Multi Family

☐ Vacant Lot

☐ Commercial/Other (description): _____

Applicant Information: (if other than owner, supply a letter from the property owner authorizing application)

☒ Owner

☐ Tenant

☐ Contractor/Vender

☐ Attorney

☐ Engineer

☐ Architect

☐ Other: _____

Last Name: Pendleton

First Name: Robin

MI: _____

Company: _____

Address: 6 Glengary Road, Croton-on-Hudson, NY 10520

Address: _____

E-mail: _____

Cell #: _____

Office#: _____

Fax #: _____

Property Owner:

☒ Same As Above

Last Name: _____

First Name: _____

MI: _____

Company: _____

Address: _____

Address: _____

Home/Office #: _____

Cell #: _____

E-mail: _____

General Application requirements:

1. Forms & fees: This completed application plus seven (7) copies (total of 8) plus eight (8) copies of the supporting documentation shall be submitted by the applicant, accompanied by the applicable fee. Electronic version (pdf, jpeg, other) of all documents must be submitted with the application. Appropriate photographs of the property and surrounding properties should be submitted.
2. Content of submission: Application shall fully set forth the circumstances of the case, accompanied by a proposed plan showing the size and location of the lot, a site plan showing location of all buildings and proposed facilities, including access drives, parking areas, landscaping and streets. Each application shall refer to the specific provision of the chapter and the interpretation that is claimed, details of the variance that is applied for and the grounds on which it is claimed that the same should be granted, or the use for which the special permit is sought.
3. Drawings, elevation plans, and surveys must reflect what is existing and what is proposed and **must be submitted at the time of application**. Failure to do so may result in your application being deemed incomplete.
4. If a recent sale of the property has taken place, please submit proof of ownership.
5. If you are in contract to purchase, please submit a **notarized letter** from the current owner stating that the applicant has his/her permission to file on his/her behalf and applicant is not the owner.

6. Applications **must** be submitted **21 days** prior to the date of the hearing in order to meet **required** deadline dates for Legal Noticing. ZBA meetings/hearings are usually held on the 2nd Wednesday of each month at 8 PM.
7. If the application is approved by the Zoning Board of Appeals and a building permit is needed, a separate application for the building permit will need to be submitted.
8. Appeal: shall be taken within 60 days after the filing of any order, requirement, decision, interpretation or determination by filing with the administrative official and the ZBA, a notice of appeal specifying the grounds of appeal and relief sought.
10. Stay upon appeal: an appeal shall stay all proceedings in furtherance of the action appealed from, unless it is determined that the stay would cause imminent peril to life or property, in which case, proceedings shall not be appealed other than by a restraining order which may be granted by the ZBA or by a court of record on application.

1. Area Variances

Village Code Section(s): _____

Description of variance requested:

An addition was added to the house in 1953 and a small portion of the front corner of the addition is located in the front yard setback.

The front yard at the time of construction for an "A" zoning district was 40 feet. The current front yard for the RA-40 zoning district is 50 feet.

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard	_____	_____	_____
Total Side Yard	_____	_____	_____
Front Yard	40' 1953, 50' current	5.5' (1953), 15.5' current	40' 1953, 50' current
Rear Yard	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

The ZBA shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such a grant. To be considered:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties;
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
3. Whether the requested area variance is substantial;
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA but shall not necessarily preclude the granting of the area variance.

Provide additional Information for all five factors above:

1. Addition has been in existence since 1953, no undesirable change in the character of the neighborhood or detriment to nearby properties will occur.

2. The addition is existing and there is no other feasible method to pursue.

3. Only a small portion of the 1953 addition (approximately 20 sq ft) is located in the front yard which was 40 feet at the time of construction.

4. Addition has been in existence since 1953, so there will be no adverse effect or impact on the environmental conditions in the neighborhood or district.

5. The house was purchased in 2016 and the addition was built in 1953 so the need for a variance was not self-created.

(can use separate paper if necessary)

Have any previous area variance applications been made? ☐ yes ☒ no If so, give date: _____

Description of previous variance:

(USE VARIANCES – continued)

1. Applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.
2. Alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.
3. Requested use variance, if granted, will not alter the essential character of the neighborhood.
4. Alleged hardship has not been self-created.

Provide additional Information for all four factors above: _____

(can use separate paper if necessary)

Have any previous use variance applications been made? ☐ yes ☒ no If so, give date: _____

Description of previous use variance: _____

Answer Questions (1-5):

- | | | |
|---|---|--|
| 1. I have submitted required number of copies + documentation | ☒ yes | ☐ no |
| 2. Drawings, elevation plans & surveys have been submitted | ☒ yes | ☐ no |
| 3. All required application information has been provided | ☒ yes | ☐ no |
| 4. Proof of ownership, if applicable, has been provided | ☐ yes | ☒ no |
| 5. Digital files of all documentation have been submitted | ☒ yes | ☐ no |

I certify that the above information is accurate and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Robin Pendleton

Robin Pendleton

2-11-2022

Applicant Name (please print)

Applicant's Signature

Date

Note: According to Section 230-164(E), "Unless work is commenced and diligently prosecuted with 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."

For larger projects, a request can be made for a variance from Section 230-164(E) for up to a two year period.

I request a 2 year period to commence work ☐ yes ☒ no

(Below for Village use only)

Is lot an existing small lot? ☐ yes ☐ no

Note: If yes, lot area, lot depth and lot width exceptions are granted under Village Zoning Code 230-40G

Decision Type: _____

Decision Type: _____

Date: _____

Date: _____

☐ Approved

☐ Approved

☐ Denied:

☐ Denied:

Fee: \$ 325.⁰⁰

Date Paid: 2/10/22

Rec'd by: [Signature]