

RESOLUTION

NOTICE IS HEREBY GIVEN THAT, **Dayna Hildago (tenant of Riverside Gas Inc.)**, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a side yard variance and a rear yard variance from Village Code Section 230-35 for an existing shed on a commercial property.

The property, at **380 South Riverside Avenue**, is located in the C-2 Commercial District and is designated on the Tax Maps of the Village of Croton-on-Hudson as Section 79.13 Block 2 Lot 25.

This proposed action is considered a Type II Action under the State Environmental Quality Review Act (SEQRA) therefore, no Negative Declaration is required.

A public hearing having been held after due notice, this Board, after reviewing the application and 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 benefit sought by the applicant can be achieved by a method other than the requested variance;
3. The requested variance is substantial;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; in light of the conditions set forth in this variance.
5. The difficulty alleged by the applicant was self-created.

NOW, THEREFORE, BE IT RESOLVED, that a side yard variance of 3.9ft and a rear yard variance of 28.2ft be **GRANTED** subject to the following conditions, and further finds the variance granted herein is the minimum variance necessary and adequate.

Motion: Mr. Olcott

Second: Mr. Mastronardi

Vote: AYES 5 NAYS 0

Condition(s):

1. That, 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".
2. That, the variance is granted based on the plans and other documents submitted in support of the application for a shed currently used and only to be used for storage of maintenance equipment and tools used to maintain the subject property. It cannot be used for chemical, fuel, or other storage that could be hazardous or related to auto repair.
3. That, the back of the shed will be painted either white or the same color of the existing the sides of the shed.

3/9/2022