

United Real Estate, LLC
937 South Street
Peekskill, NY 10566

May 3, 2022

Village of Croton-on-Hudson
Zoning Board of Appeals
1 Van Wyck Street
Croton-on-Hudson, NY 10520

**RE: SUBDIVISION OF 25A&B HARRISON STREET INTO TWO SINGLE FAMILY BUILDING LOTS,
REQUIRING SIDE YARD AND LOT WIDTH VARIANCES**

Dear Board Members:

I am writing in furtherance of the request by Greg Porteus on behalf of Porteus & Son Builders LLC for side yard and lot width variances required for the subdivision of 25 Harrison Street, Croton-on-Hudson, NY 10520. For various reasons which I will detail below, I believe that these variances are justified, and ultimately would be beneficial to the Village of Croton.

Neighborhood Character

There are a total of twenty-five residential lots on Harrison Street. Aside from the lot that is the subject of this hearing, there are nineteen single-family houses, four two-family houses, and one three-family house. As such, a subdivision to allow for two single-family houses instead of one two-family house is certainly in keeping with the character of the neighborhood and would not produce a result that looks out of place.

Existing Non-Conforming Lots on Harrison

There are currently 5 lots on this street that do not meet the minimum lot width requirement under the zoning code (28, 35, 38, 40, & 42). There is also a lot that technically meets the minimum width requirement, but has all of the width on the back side of the lot, with only 30 feet of frontage on Harrison (43).

We do not have measurements for all of the side yards in the neighborhood, but there are at least two properties that do not meet the minimum side yard requirements, as the houses on Lot 10 and Lot 11 both share a common wall with no side yard between them.

Recent Precedent

On December 9, 2020 a very similar set of variances were approved by this board to subdivide a lot located at 104 Maple Street and within the RB Two-Family District into two separate single-family parcels. The request involved two side yard variances where they sought to eliminate a side yard with the two houses sharing a common wall. The subject property is only seeking a reduced side yard, making this variance request less restrictive. Further, 104 Maple Street also sought a total lot width variance. Normally the zoning would require a 50' lot width, however this lot was only 73' wide resulting in two lots of 36.5' width. The subject property is 76' wide, so the resulting lots would be slightly larger at 38' wide. In both cases the subject property is seeking less restrictive variances than 104 Maple Street.

For all of the above reasons, and the owner's track record of building quality homes in Croton, we believe that these variances are both appropriate and beneficial to the neighborhood and the Village as a whole.

Sincerely,



Nicholas Schunk
Licesned Real Estate Salesperson