



June 21, 2022

Memo to Village of Croton-on-Hudson Zoning Board of Appeals
Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

RE: ZBA Application of Marjorie & Vincent Deprez
34 Morningside Drive
Croton-on-Hudson, NY 10520
TM #: 79.9-6-33

Dear Mr. Chairman and members of the Board,

Attached is an application and drawings for a unique piece of property with a unique house on it. There is a pre-existing 3-Family House on the property. From the front of the house to the back of the house, there is a drop of approximately 20'-0". The Owner's Apartment will be a 2 – Story unit with entrance at street level. The access to the two lower apartments is by way of an existing set of exterior concrete stairs that are in extremely poor condition and dangerous to traverse in the winter months. The proposal is to renovate all three apartments and add a 2-Car Garage & Carport Addition. The Addition will also contain an internal staircase to safely access the two lower floor apartments. The addition of the Garage and Carport will provide more than sufficient parking for the two Rental apartments the Owner's Residence. The addition of this off-street parking will alleviate a parking problem on Morningside Drive. In addition, the access to the two lower apartments, as part of the Garage addition will eliminate an extremely dangerous condition.

As you can see from the Exterior Elevations of the existing building and our Proposed Exterior Elevations, with the addition of the Garage and Carport, will provide a more architecturally pleasing structure.

Sincerely,

Joel Greenberg, AIA

Two Muscote Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com





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: 04/01/2022

Application #: (Village Use) 20220295

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 79.9

Block 6

Lot 33

Property Location (street address) 34 Morningside Dr, Croton-on-Hudson, NY 10520

Zone: Residence (1 family)

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

Limited Office

☐ O-1 ☐ O-2

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: Greenberg

First Name: Joel

MI: L

Company: Architectural Visions, PLLC

Address: 2 Muscote Rd North, Mahopac, NY 10541

Address: _____

E-mail: joel.greenberg@arch-visions.com

Cell #: _____

Office#: 845-628-6613 Fax #: 845-628-2807

Property Owner:

☐ Same As Above

Last Name: Deprez

First Name: Marjorie

MI: _____

Company: _____

Address: 34 Morningside Dr, Croton-on-Hudson, NY 10520

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): 230-33

Description of variance requested:

Front, rear, & side yard variance required for additions to house & new attached garage.

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard	<u>12 ft</u>	<u>2.5 ft</u>	<u>9.5 ft</u>
Total Side Yard	<u>30ft</u>	<u>13.5 ft</u>	<u>16.5 ft</u>
Front Yard	<u>25ft</u>	<u>0.6ft</u>	<u>24.5 ft</u>
Rear Yard	<u>30ft</u>	<u>29 ft</u>	<u>1 ft</u>

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. The edition will not be undesirable but will enhance the character of the neighborhood.

2. The benefit sought can only be achievable with the variance.

3. The variances are not substantial because of the position of the existing structure.

4. The granting of the variances will not be detrimental but will actually enhance the neighborhood. * (see below)

5. The difficulty is not self created because of the position of the existing house.

(can use separate paper if necessary)

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

* 4A. The addition of the garage and carport will allow for on-site parking for the applicant and tenants which will alleviate the need for on street parking which is a problem on Morningside Drive.

4B. The access to the lower apartments is by way of an outside staircase which is extremely dangerous in the winter.

4C. The proposed garage will provide an interior staircase to the lower apartments, thereby eliminating the safety hazard.

4D. The proposed renovation will provide a more architecturally pleasing front elevation.

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

2. Special Permit Village Code Section(s): _____
Special Permit Description: _____
Explanation: _____

(can use separate paper if necessary)

Have any previous special permit applications been made? ☐ yes ☒ no If so, give date: _____
Description of previous special permit: _____

3. Appeal Village Code Section(s): _____
Description of administrative decision or order (include copy): _____

(can use separate paper if necessary)

Date of decision or order: _____
Explanation of reason for appeal: _____

(can use separate paper if necessary)

4. Interpretation Village Code Section(s): _____
Description of proposed project or improvement: _____

Explanation/describe request: _____

5. Use Variances

Village Code Section(s): _____

Existing Use of Property: _____

Proposed Use of Property: _____

No use variance shall be granted by the ZBA without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. **These four criteria must be satisfied:**

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.

Joel Greenberg

Applicant's Name (please print)

Applicant's Signature

05/13/2022

Date

Note: 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."

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

I request a 2 year variance:☒ YES ☐ NO**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:

5/18/2022

Rec'd by:

JD