

Village of



Croton-on-Hudson

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

Application (ZBA)

Received (Form # Eng-§230-160)

AUG 24 2022

Engineers Office

(Revised 06 2017)

Application Date: 08/24/2022

Application #: 2022.0504

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: Zoning Board of Appeals

Property Information: Section: 67.20 Block: 4 Lot: 10.01
Property Location (street address): 123 North Riverside Avenue

Zoning District ☐ RA5 ☐ RA9 ☐ RA25 ☐ RA40 ☒ RB (2 family) ☐ RC Multiple Residence
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/Vendor
☐ Attorney ☐ Engineer ☐ Architect ☐ Other: _____

Last Name: Antonio First Name: Rillosi MI: M

Company: Extravega Real Estate LLC

Address: 50 Temple Rd

Address: Dobbs Ferry, NY, 10522

Phone #: _____ Cell #: 9174063279 E-mail: antonio.rillosi@extravega.com

Property Owner: ☐ Same As Above

Last Name: Jaeger First Name: Andrew MI: C

Company: Upright Interiors LLC

Address: 60 Nordica Drive

Address: Croton-on-Hudson, NY 10520

Phone #: _____ 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

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): 230-34

Description of variance requested:

Please refer to the attachment titled "Reference 1 - Description A".

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard	8'	20' 9"	0'
Total Side Yard	20'	71' 6"	0'
Front Yard	20'	31' 4"	0'
Rear Yard	25'	11'	14'

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:

Please refer to the attachment titled "Reference 1 - Description B".

(can use separate paper if necessary)

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)

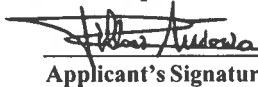
Have any previous use variance applications been made? ☐ yes ☐ no If so, give date: _____

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.

Antonio Rillosi
Applicant's Name (please print)
Applicant's Signature08/24/2022
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: _____

Date: _____

☐ Approved☐ Denied

Fee: \$ 350.00

Date paid: 8/24/22

Decision Type: _____

Date: _____

☐ Approved☐ DeniedRec'd by: 

Reference 1:**Description A:**

This request is to reduce the rear setback requirement from 25 ft to 11 ft. The site is situated on a sloping topography with higher elevations toward the rear yard and lower elevations toward the front yard. The proposed site plan depicts a house with an attached carport toward the rear property line. When looking exclusively at the main house, the structure is sited 30 ft from the rear property line (maintaining the rear setback requirement of 25 ft). When including the attached carport, the composite structure is sited 11 ft from the rear property line.

This variance request will prevent the necessity to detach the carport from the main house, therefore creating an accessory building (Zoning Code 230-40 permits accessory buildings at five feet from any property line).

Description 2:

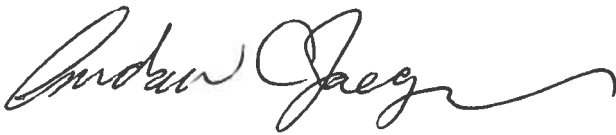
This request will produce a building which is in good character with the neighborhood and nearby properties. Due to the sloping topography, situating the composite building toward the rear property line vs the front property line provides improved visibility for neighboring properties. Additionally, an alternative approach to fulfil setback requirements is to detach the carport from the main house, therefore creating an accessory building (Zoning Code 230-40 permits accessory buildings at five feet from any property line).

August 22, 2022

Village of Croton-on-Hudson,

As the owner of 123 North Riverside Avenue in Croton-on-Hudson, I grant permission for Antonio Rilloso to file a Zoning Board of Appeals Application (ZBA) on my behalf.

Sincerely,



Andrew C Jaeger

Upright Interiors LLC

State of NY County of Westchester
The foregoing instrument was acknowledged before me
this 22 day of AUGUST, 2022.
by Andrew C Jaeger.
Pauline DiSanto Notary Public
My Commission Expires NOV 1, 2024

Pauline DiSanto
Notary Public, State of New York
No. 01DI6117768
Qualified in Westchester County
Commission Expires November 1, 2024