

70 Grand Street
Croton on Hudson, NY 10520
September 10, 2022

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

Dear Zoning Board Members,

Please accept this letter regarding the topic of a variance for 68 Grand Street. Since 1984, I have lived next door at 70 Grand Street. I am currently not in favor of granting a variance because of the following:

- 1) Compromised views from 70 Grand of the Hudson River and of the Cuomo bridge from the added room and deck structures.
- 2) The addition of an exterior air conditioning unit inches from my driveway will generate noise pollution that is not dissipated by the hardscapes of house walls, a driveway, garage doors, and driveway walls.
- 3) Potential placement of any exterior lighting will cause light pollution that would be visible from next door.
- 4) Unsure as to what any proposed change would do to help with the poor drainage off the east-facing roof of 68 Grand. During regular to heavy rain, the overage sometimes floods into my driveway.
- 5) Unsure as to what the proposed change at 68 Grand Street would do to alleviate that house's electrical wires over 70 Grand Street's driveway.
- 6) Recently, 68 Grand Street performed a repair to a cement wall which created damage to my driveway. This has not been addressed properly and is a very small example of how potential problems associated with a much larger project could be ignored.
- 7) Most importantly, my house has been For Sale for a few weeks. The visual and auditory distractions of construction, debris, workers, noise, and general deteriorated conditions of 68 Grand Street devalues my house and property. This is the worst time possible for a project like this.

Thank you for your time and consideration.

Please do not hesitate to contact Kathleen at 917-670-4462 with any questions or concerns.

Best,

