

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)

(Form # Eng-230-160)
RECEIVED

OCT 19 2023

Engineers Office

(Revised 6/6/2017)

Application Date: 10/18/23

Application #: (Village Use) 20230508

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

Property Information:

Section 68.14 Block 5 Lot 4

Property Location (street address) _____

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: AMELIA JT LLC First Name: _____ MI: _____

Company: _____

Address: _____

Address: _____

E-mail: _____ Cell #: _____ Office#: _____ Fax #: _____

Property Owner: ☒ Same As Above

Last Name: _____ First Name: _____ MI: _____

Company: _____

Address: _____

Address: _____

Home/Office #: _____ Cell #: _____ E-mail: _____

General Application requirements:

- 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.
- 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.
- 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.
- If a recent sale of the property has taken place, please submit proof of ownership.
- 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): 230-53 B (1)

Description of variance requested: CHANGING DOOR TO A GARAGE DOOR
TO ALLOW EASIER ACCESS TO THE INTERIOR
OF THE BUILDING

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard			
Total Side Yard			
Front Yard			
Rear Yard			

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:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties;
- Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- Whether the requested area variance is substantial;
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- 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:
THE CHANGE IS NOT UNDESIRABLE, IT WILL MAKE THE EXTERIOR
SYMMETRICAL. (2) THE NEED FOR THIS VARIANCE IS THAT CURRENTLY
I HAVE TO DIG IN ONE SIDE AND ALONG THE BUILDING TO GET TO THE
OTHER SIDE AND HAVE TO MOVE THINGS SOMETIMES NEEDING JACKS TO SAW CHAS ACROSS
(3) NO THE CHANGE IS MINOR (4) NO IMPACT IN THIS AREA
(5) PRE EXISTING PROBLEM

(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: ~~ADDITIONAL OF A GARAGE ADJACENT TO THE FRONT OF THE PROPERTY~~

(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): _____

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: ~~ADDITIONAL OF A GARAGE ADJACENT TO THE FRONT OF THE PROPERTY~~

Explanation/describe request: _____

(can use separate paper if necessary)

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:

(USE VARIANCES -- continued)

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.

John Rola John Rola 12/18/23
Applicant Name (please print) Applicant's Signature Date

Note: According to Section 230-164(E), "Unless work is commenced and diligently prosecuted with 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 Section 230-164(E) for up to a two year period.

I request a 2 year period to commence work ☐ yes ☒ no

(Below 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: \$ 375.⁰⁰

Date Paid: 10/11/23

Rec'd by: Y/O

8/12/52

1 Niles Rd
209

809Ha

Mr. Anthony LaGuimina having appealed to this Board from a determination of the Building Inspector denying application for permit to construct a garage & terrace within 4' of the front property line on the premises known as Truesdale Drive, Croton-on-Hudson, N.Y., in Sheet 9, Block 126, Lot 4, located in a B District as shown on the Building Zone Map; and the applicant having appeared in support of said application and no one appearing in opposition, and after due consideration it appearing to the satisfaction of this Board that said appeal can be granted - conditionally - without detriment to the health, safety, morals, comfort, convenience or general welfare of the community, and that the use applied for is a reasonable one for the premises involved; that practical difficulties and unnecessary hardships would result in carrying out the strict letter of the ordinance, and that by granting said appeal the spirit of the ordinance will be observed, public safety secured and substantial justice done,

RESOLVED THAT Anthony LaGuimina is hereby authorized to construct a one (1) car garage and terrace within 4' of the front property line.

Mr. Fred Niles requested permission to erect an addition to a non-conforming building.

It was regularly moved by Mr. Nowlan, seconded by Mr. Sharpe and carried as follows:

Mr. Fred Niles having appealed to this Board from a determination of the Building Inspector denying application for permit to construct an addition to a non-conforming building on the premises known as Grand Street, Croton-on-Hudson, N.Y., in Sheet 54, Block 177, Lot 10, located in an A District as shown on the Building Zone Map; and the applicant having appeared in support of said application and no one appearing in opposition, and after due consideration it appearing to the satisfaction of this Board that said appeal can be granted-conditionally - without detriment to the health, safety, morals, comfort, convenience or general welfare of the community, and that the use applied for is a reasonable one for the premises involved; that practical difficulties and unnecessary hardships would result in carrying out the strict letter of the ordinance, and that by granting said appeal the spirit of the ordinance will be observed, public safety secured and substantial justice done,

RESOLVED THAT Fred Niles is hereby authorized to erect a 19' x 30' 10" addition to a non-conforming building.

Mr. Vincenzo Delia requested permission to maintain a 2' x 3' hanging sign on the premises designated as Sec. 56, Block 179, Lot 30.

It was regularly moved by Mr. Sharpe, seconded by Mr. Nowlan that a public hearing on said appeal be held on the 16th day of September, 1952. Motion carried.

There being no further business at hand, on motion duly made, seconded and carried, the meeting was adjourned at 10:40 P.M.

1 Niles Rd.



