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ATTACHMENTS TO:

APPLICATION TO CROTON ZONING BOARD OF APPEALS

DATED 11-21-2023

PROPERTY:

15 RADNOR AVENUE, CROTON-ON-HUDSON, NY 10520

LIST OF ATTACHMENTS:

T-001 TITLE PAGE

T-002 SURVEY OF PROPERTY & SITE PLAN

T-003 1989 VARIANCE

A101 PROPOSED ADDITION: PLANS & ELEVATIONS

A102-A PROPOSED ADDITION: ELEVATIONS - Gambrel Roof

A102-B PROPOSED ADDITION: ELEVATIONS - Gable Roof

A103 PHOTOS OF PROPERTY

A104 PHOTOS OF ADJACENT PROPERTIES

[illegible]

Ross Residence House Addition

TITLE PAGE

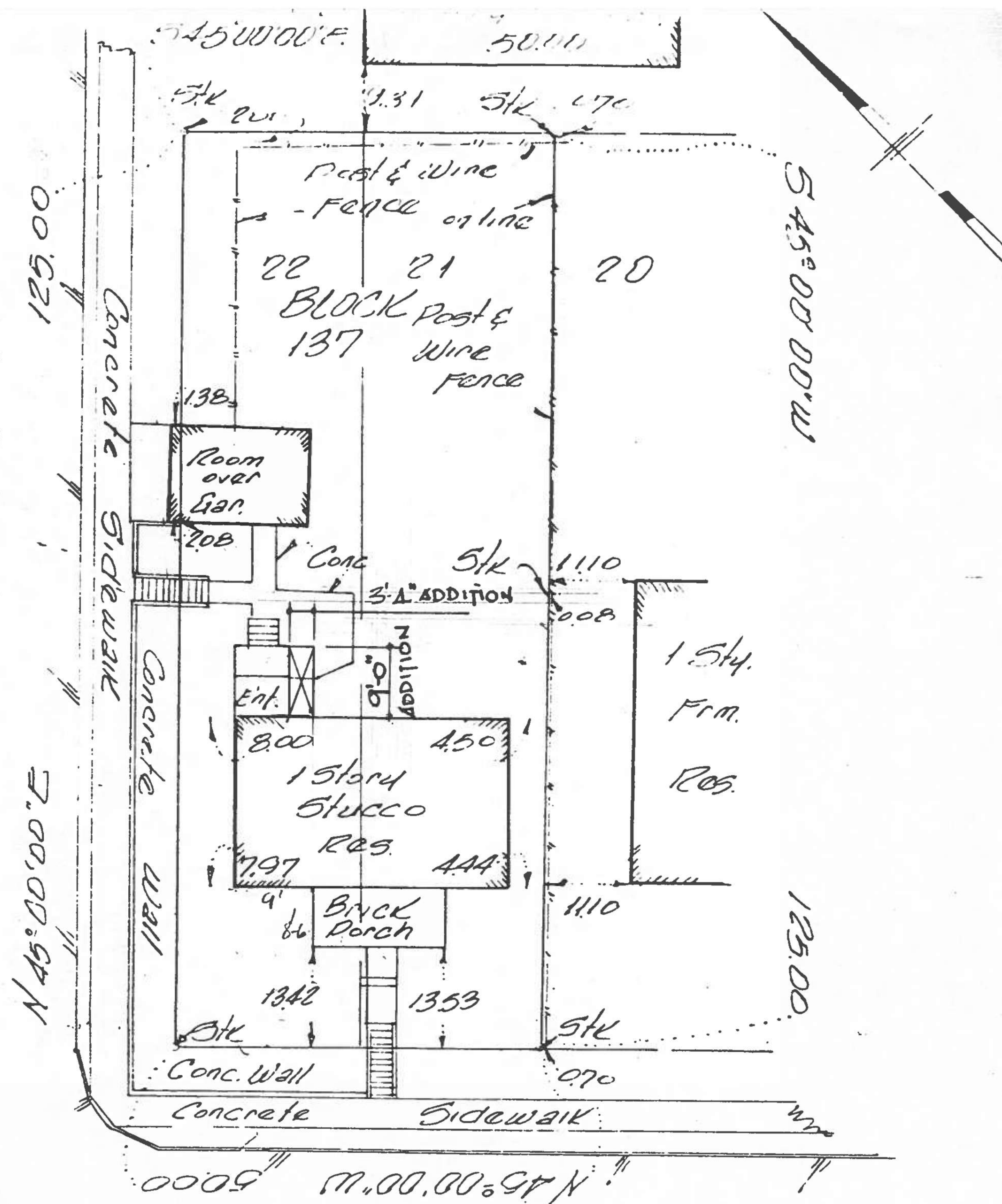
Project number	8205-0001
Date	7/19/2022
Drawn by	Author
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T-001

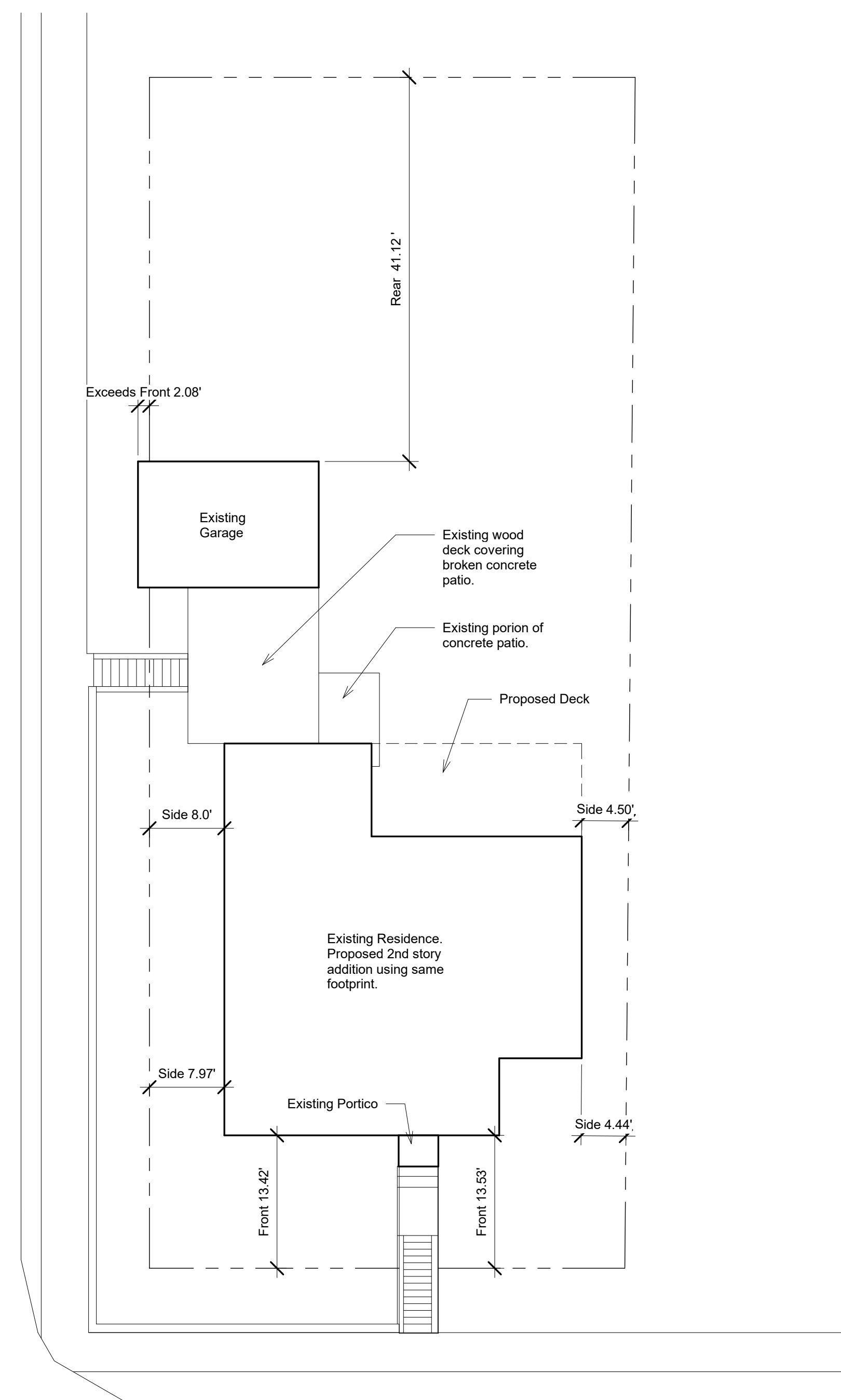
Scale

RADNOR AVENUE
MACADAM PAVEMENT
SURVEY OF PROPERTY
SITUATE IN THE
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT

① SURVEY
3/32" = 1'-0"



OLCOTT AVENUE



RADNOR AVENUE

② Site
3/32" = 1'-0"

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[illegible]

Ross Residence
House Addition
SURVEY & SITE
PLAN

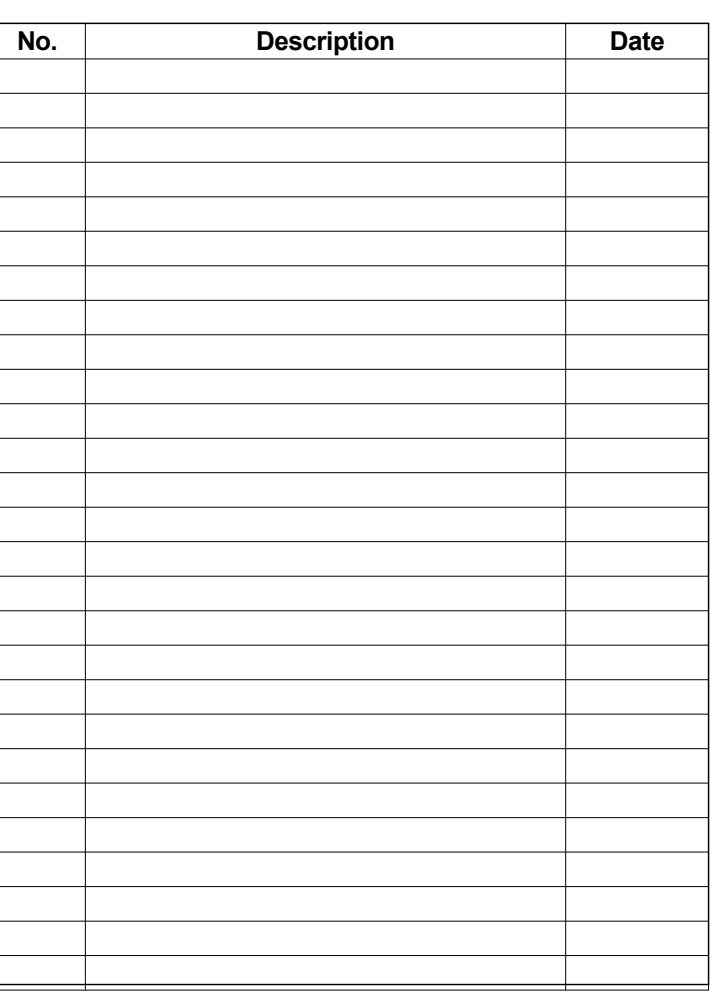
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Date	7/19/202
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T-002

Scale	$3/32" = 1'-0"$
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The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom, separated by two five-pointed stars. The center of the seal features the coat of arms of the State of New York, which depicts a Native American holding a bow and arrow, with a sun rising behind a mountain range. Below the coat of arms, the text "No. 036398" is inscribed. The name "JOSEPH DAVID ARNOFF" is written in a circular path around the central emblem.



Ross Residence House Addition 1989 VARIANCE	
Project number	8205-0001
Date	7/19/2022
Drawn by	Author
Checked by	Checker
T-003	
Scale	

State of
Court

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never applied for a C.O. so the Village never knew that it didn't comply.

No comments from public.

MOTION TO GRANT MADE BY WAITKINS AND SECONDED BY STEPHENS
VOTE: UNANIMOUS

RESOLUTION: KELLER--SECTION 34, BLOCK 219, LOT 24

Applicant's property is located in RA-5 District which requires a 15 foot front yard. Applicant's property has existing front yard of 10 feet 6 inches. The residence on the property was constructed in 1954 after a variance had been obtained from the Zoning Board of Appeals which permitted the building to be constructed within 21 feet of the front line. The Zoning ordinance then requiring 40 feet. Although the residence was constructed with a Building Permit, no Certificate of Occupancy was ever obtained. Applicants state that their contractor in 1954 constructed the house in the present location and that they were unaware that the location of the residence violated the prior variance. However, applicant stated, and the Board notes from its inspection of the property, that there are practical difficulties in constructing a residence on this lot due to the steep and rocky terrain. Applicants further state that there have been no changes to the building since 1954. The Board, therefore, grants a front yard variance to permit the existing structure to stand within 10 feet 6 inches of the front line.

VASILIOS ZAHARIAS--15 RADNOR AVENUE--RA-5, SECTION 19, BLOCK 137, LOT 9--VARIANCE FROM THE REQUIREMENTS OF THE ZONING LAW TO PERMIT THE COVERING OF AN EXISTING CONCRETE PATIO WITH A WOOD DECK. FURTHER, VARIANCES ARE REQUESTED FOR AN EXISTING DWELLING AND EXISTING GARAGE CONSTRUCTED PRIOR TO THE ADOPTION OF ZONING REGULATIONS IN THE VILLAGE.

Chairman listed facts as follows: RA-5 District, front yard problem--zoning ordinance requires 15 feet and applicant has non-conforming yard on the Radnor side.

Deck is attached to both houses. Replacement was done because concrete patio was so broken it was dangerous. Deck comes out 56 inches. Deck is 56 inches closer to Olcott than the house is. Chairman stated that the concrete wall is not applicant's property. Steps come on Village property.

more information.
ew York East

(2) Tax Map Block Number 7.04A Deed Acreage
290.31 Deed Dimension (7.04A) Calculated ... number
290.33 10 Tax Me ... Common Owner

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Applicant stated that he has been in the house 14 years. Chairman: Drawing doesn't permit Board to determine what kind of variances applicant needs. Chairman: What you have done is take a broken up patio and covered it with a wooden deck that is 1 1/2 feet off the ground at its highest point. Even if we were to grant you a variance we wouldn't know how much you need because you don't have dimensions on the drawing. Applicant submitted another drawing. Garage covered over the patio did you cover over any part that wasn't patio before? Reply: Only in the back. Applicant showed Board members where exactly on the survey map. Deck was built in May of this year. Chairman: You didn't get a permit? Reply: I was only covering up and I didn't know I had to get one. When I was told I needed one, I applied for one. No closer on the Olcott side.

Broken glass in the garage was covered with siding according to applicant. Tully: Room over garage is shown on survey. Reply: It is used for storages that room was there before. Someone told me 35 - 40 years. Chairman: Is there any plumbing in the garage? Reply: No.

Tony Ayoub, neighbor at 65 Olcott, has no objection; he has done a good job of fixing the problem with his concrete patio. Beverly Safran, 86 Olcott, stated that the room above garage is strictly storage. Letter was received from Louise Cignarella and Kathleen Covillo of 55 Olcott Avenue indicating they favor application.

MOTION MADE BY STEPHENS, SECONDED BY WAITKINS, THAT WE GRANT VARIANCE WITH PROVIDED THAT THERE BE NO RESIDENTIAL USE OF THE ROOM OVER GARAGE AND NO PLUMBING INSTALLED.

VOTE: UNANIMOUS

RESOLUTION: ZAHARIAS--SECTION 19, BLOCK 137, LOT 9

Applicant's property is located in a RA-5 District on a corner lot. In an RA-5 District, corner lots are required to have two front yards of 15 feet each. Applicant's residence fronts on Radnor Avenue and has a front yard on that side of 13.42 feet. On the Olcott Avenue side to the rear of the residence, there is an existing garage which stands partially beyond the property line and this Board therefore considers the garage to have no yard on that side of the property. Between the garage and the residence there had been a concrete patio in poor repair. The applicant therefore constructed a wooden deck over the area of the old

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concrete patio except for one section which, in any event, maintained the required side yard. The deck is between 5 inches and 16 inches off the ground and the Board finds that the deck is essentially a replacement of the existing concrete patio. However, the construction of the deck, considered to be a structure under the zoning ordinance, between the residence and the garage destroys the garage's status as an accessory structure. The Board specifically finds that such a change in status is in effect technical only and of little real impact on the neighborhood or even the property itself. The Board further finds that the expense of replacing the concrete patio would constitute an economic hardship in relation to the public benefit to be gained. It finds that the wooden deck is an attractive and practical alternative. The Board, therefore, GRANTS the following variances on the condition that at no future time shall the garage structure have plumbing or be used as a residence or dwelling:

- (1) the 13.42 front yard on the Radnor Avenue side is legalized.
- (2) the garage, now part of the principal structure, may have a zero foot front yard.
- (3) the newly-constructed deck is granted a variance to permit it to stand to within approximately 30 inches of the Olcott Avenue property line.
- (4) The existing front yard of the one-story stucco residence on the Olcott Avenue side is legalized at 7.97 feet.
- (5) the side yard on the southerly side of the existing residence is legalized at 4.44 feet.

MARK A. KOCH--34 RIDGE ROAD--RA-5 DISTRICT, SECTION 20, BLOCK 175, LOT 16--VARIANCE FROM REQUIREMENTS OF THE ZONING LAW FOR MINIMUM SETBACK TO PERMIT CONSTRUCTION OF A 5'4" FENCE.

Chairman stated facts: RA-5 District; fence height ordinance says five feet and you want 5'4". You need a fence and you would be perfectly happy with 5-foot fence. Stock fence is 5'4" and there is a tremendous difference in price between the two. Tully: Five (5) foot fence doesn't

2 Tax Map Block Number

250.33 Deed Dimension

7.04A Deed Acreage

(7.04A) Calculator

10 Tax Map Block Number

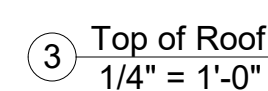
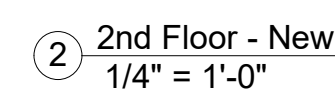
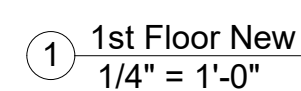
Deed Common Owner

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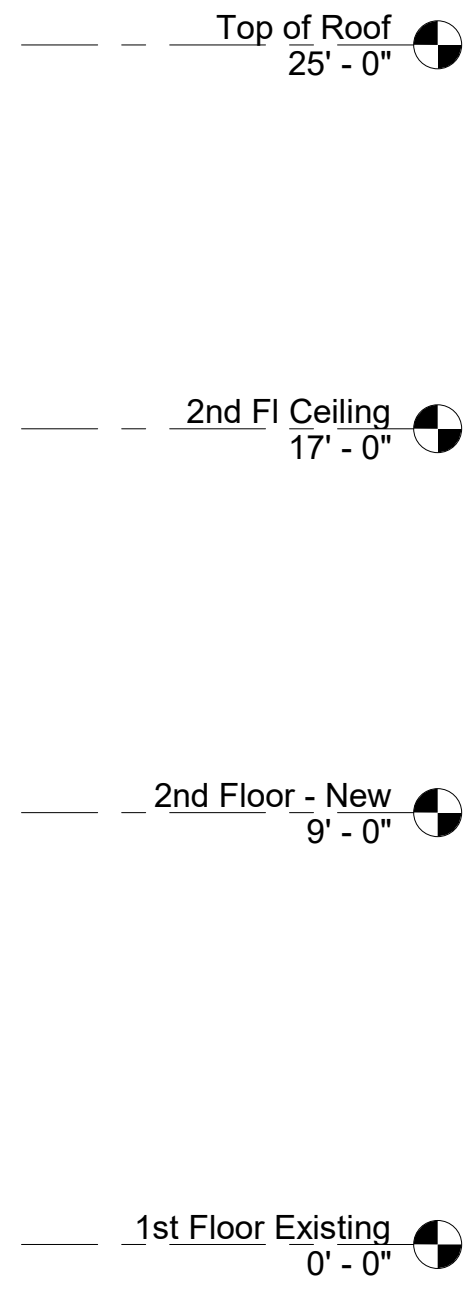
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Scale	1/4" = 1'-0"
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Project number	8205-0001
Date	7/19/2022
Drawn by	Author
Checked by	Checker
A102-A	
Scale	1/4" = 1'-0"



This architectural elevation drawing shows a two-story house with a gabled roof. The roof is covered in shingles. The upper story features a gable end with horizontal siding, a large double window with a balcony, and a smaller double window. The lower story has horizontal siding, a central double door, and several windows. The drawing includes detailed line work for windows, doors, and rooflines.

____ — Top of Roof
25' - 0" 

____ — 2nd Fl Ceiling
17' - 0" 

____ — 2nd Floor - New
9' - 0" 

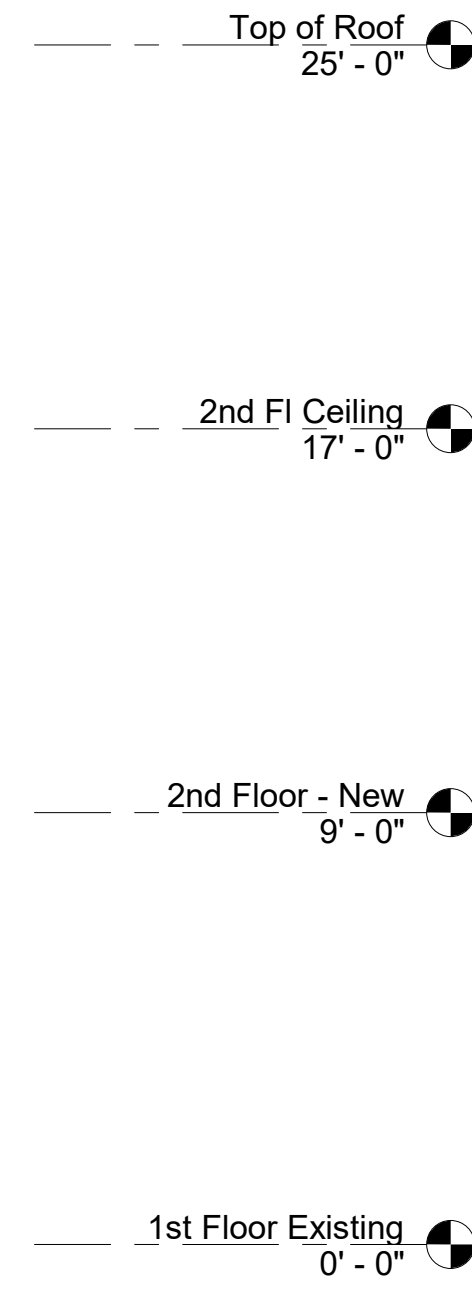
____ — 1st Floor Existing
0' - 0" 



This architectural elevation drawing shows the front facade of a two-story house. The exterior walls are finished with horizontal siding. The roof is gabled, with a section on the left side covered in stone masonry, likely representing a chimney. The second story features four double-hung windows. The first story includes two double doors on the left, a central bay window with a small gabled roof, and a single door on the right. A small balcony with a railing is visible on the far left. The drawing uses simple lines and hatching for shading.

④ West
1/4" = 1'-0"

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This architectural elevation drawing shows a two-story house. The roof is gabled with a textured, stone-like pattern. The main body of the house has horizontal siding. On the left, there is a chimney with a stone pattern. The front facade features several windows: two small double-hung windows on the second floor, a larger double-hung window on the first floor, and a set of double doors with transoms on the first floor. A balcony with a railing is located above the double doors. The drawing uses black outlines and hatching for shading.

Top of Roof
25' - 0"

2nd Fl Ceiling
17' - 0"

2nd Floor - New
9' - 0"

1st Floor Existing
0' - 0"



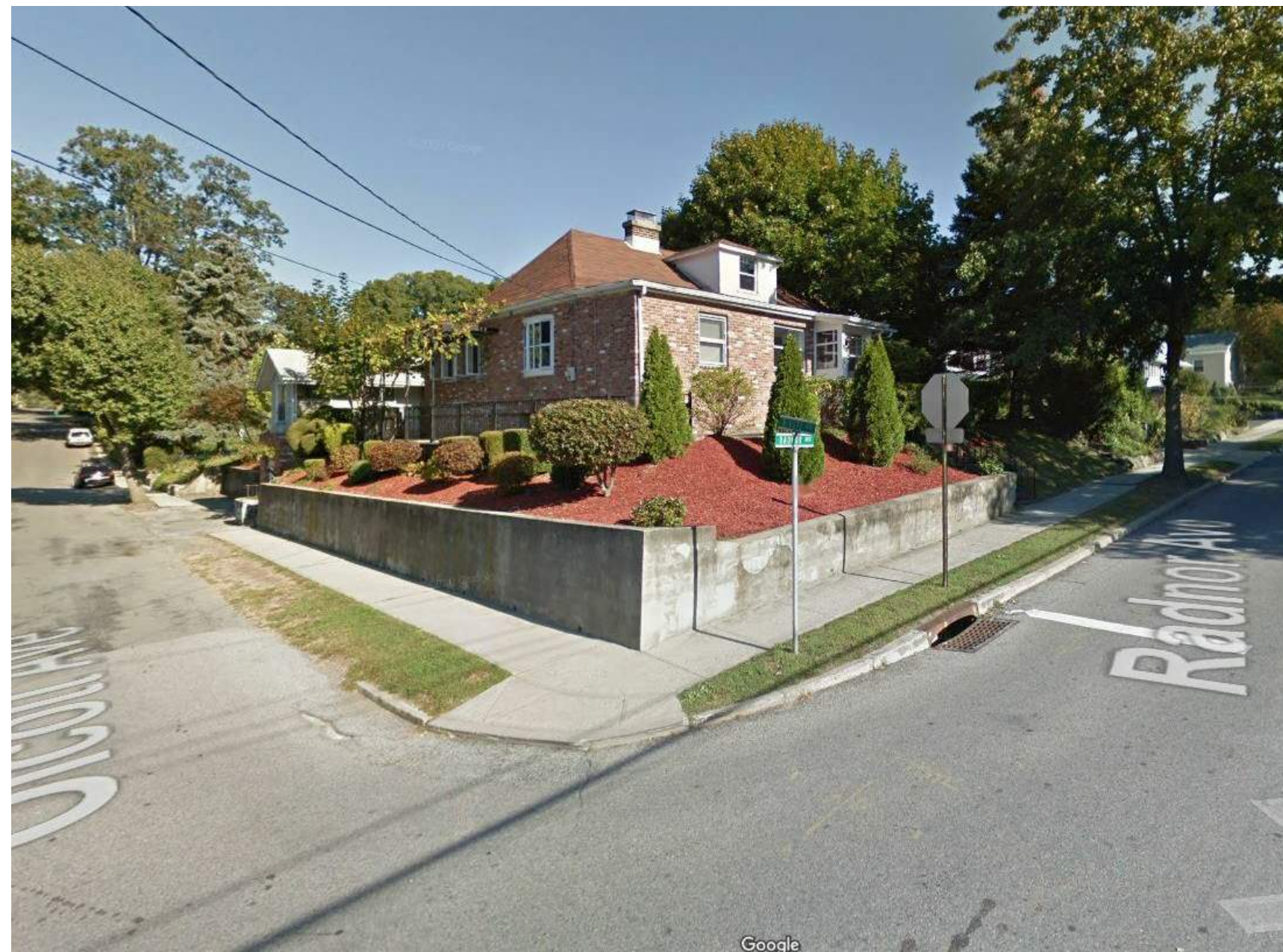
This architectural elevation drawing shows a two-story house with horizontal siding. The roof is gabled. On the left side, there is a section with a shingled roof and a small balcony. The second story features four rectangular windows, with a small square window in the gable. The first story has two double-hung windows on the left, a large bay window in the center, and a door on the right. A small porch is visible on the far right.

④ West
1/4" = 1'-0"

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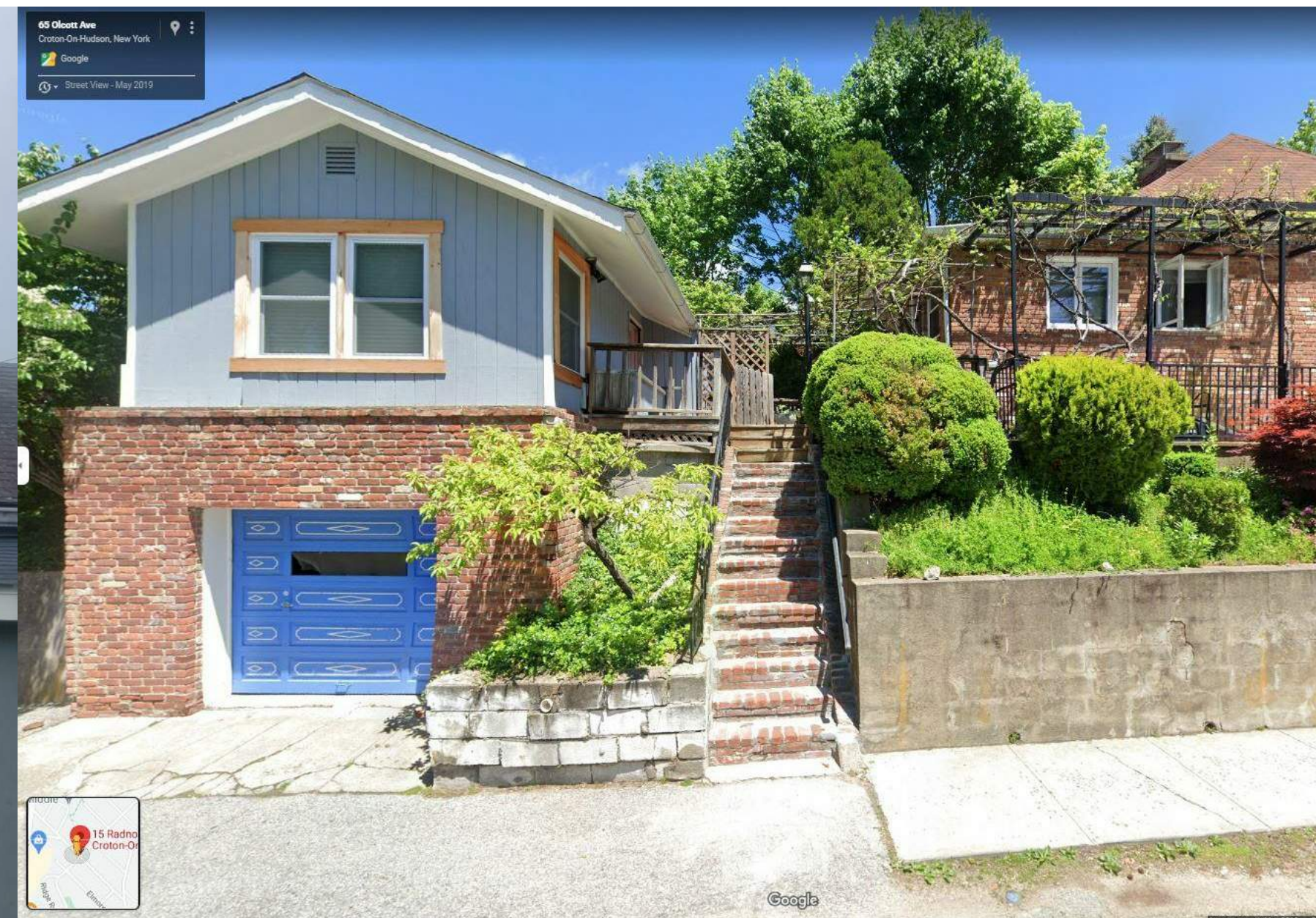
Ross Residence
House Addition
ELEVATIONS -
GABLE ROOF

Project number	8205-0001
Date	7/19/2022
Drawn by	JA
Checked by	JA
A102-B	
Scale	1/4" = 1'-0"



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Rear of House - Rear of Garage

Olcott Avenue - Garage and House

Rear and North Side of Garage



South Side of Garage

South Side of Garage

South Side of Garage

[illegible]

Ross Residence
House Addition
Photos of Property

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A103

Scale

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65 Olcott Avenue - Across from Property



55 Olcott Avenue - Catercorner to Property



60 Olcott Avenue - Across from Property



21 Olcott Avenue - Across from Property



29 Radnor Avenue - Adjacent to Property



72 Olcott Avenue - Adjacent to Property

[illegible]

Ross Residence
House Addition
Photos of Adjacent
Properties

Project number	8205-0001
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Drawn by	Author
Checked by	Checker

A104

Scale