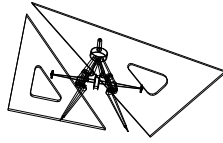


MGM BURBON LLC



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Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520

April 5, 2024

Re.: Zoning Board Appeal of Appeals Application
Request for Variance
167 Maple Street
Sec.: 67.17, Block: 4, Lot: 37

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties:

The proposed decks will be located in the back of the house on a “flag lot.” The deck will not be visible from either Grand or Maple Street. Therefore, the neighborhood and/or any nearby properties will not be affected. It will also be an aesthetically pleasing architectural component of the new building.

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:

Due to the irregular shape of the lot, a variance is required to provide each tenant with their own private outdoor area. Additionally, it will provide an additional emergency egress. The requested variance arrangement is the least intrusive to the setback and still allow for the added benefit to the residents of the property.

3. Whether the requested area variance is substantial:

The total variance requested is not substantial and will only be 9LF into the rear yard setback.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

The existing property currently has no native or undisturbed areas. Therefore, the construction of the new decks will have no adverse physical or environmental effects or impacts.

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 variance:

The proposed two-family residence could not be positioned on the property any other way to allow for the required setbacks. Although the decks could be eliminated, the variance requested would provide substantial benefit to the residents with no adverse effects to the neighborhood.