

Karen Stapleton

From: Contact form at Croton-on-Hudson NY <cmsmailer@civicplus.com>
Sent: Monday, May 06, 2024 7:10 PM
To: Karen Stapleton
Subject: [Croton-on-Hudson NY] 213 Cleveland Drive ADU Application (Sent by Gary, [REDACTED])

CAUTION: External sender.

Hello kstapleton,

Gary [REDACTED] has sent you a message via your contact form (<https://www.crotononhudson-ny.gov/user/3036/contact>) at Croton-on-Hudson NY.

If you don't want to receive such e-mails, you can change your settings at <https://www.crotononhudson-ny.gov/user/3036/edit>.

Message:

Dear Planning Board,

I have concerns about the application for an ADU at 213 Cleveland Drive.

The current application as submitted is in violation of the ADU law on several accounts:

- The front entrance will be directly observable from the street
- The habitable floor area is substantially (over 30%) greater than the 800 square feet limit specifically defined in the law and over 50% greater when adding the 188 square foot screened in porch and 35 square foot entry porch.
- The driveway, the distance from the main house and the proximity to the neighbors house make this addition appear as a separate stand alone house rather than an ADU

Sincerely,

Gary Eisinger
210 Cleveland Drive
Croton on Hudson, NY