

Christopher & Hope Caulfield
1 Jacoby Street
Croton on Hudson, New York 10520

May 20, 2024

Robert Luntz, Chairman,
and Members of the Planning Board
Village of Croton on Hudson
1 Van Wyck Street
Croton-on-Hudson, New York 10520

*Re: Berger – 213 Cleveland Drive
Proposed Accessory Dwelling Unit – Revised Plans*

Dear Chairman Luntz and Members of the Planning Board:

My husband, Christopher and I, own the property at 1 Jacoby Street, which is the property adjacent to the proposed accessory dwelling unit at 213 Cleveland Drive. As the applicant has now made some revisions to his previously proposed plans, we have the following questions and concerns regarding his new proposal:

1. Clarification regarding the calculations as to how the 800 square feet ("sf") (habitable space) was calculated. It appears to still be over 800 sf (approximately 860 sf).
2. The screened in porch gives the appearance of an additional room with the height of the unscreened portion of the walls and the continuing roofline. Visually, it makes the residence look much larger than 800 sf. In fact, the new porch is larger than the one depicted in the previous renderings. What is the reason for expanding the covered porch significantly when the intent of the Board's comments at the last meeting seemed to be to reduce the size of the structure?
3. Where do the stairs lead depicted in the drawing? Is there another level or basement? If so, what is the size and purpose of this additional space?

Thank you for your consideration.

Respectfully submitted,



Hope Caulfield
Christopher & Hope Caulfield