

Karen Stapleton

From: Gary Eisinger [REDACTED]
Sent: Tuesday, May 21, 2024 8:57 AM
To: Karen Stapleton
Cc: Dan O'Connor; Len Simon; Brian Pugh
Subject: 213 Cleveland Drive

CAUTION: External sender.

Dear Planning Board,

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

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

- The habitable floor area is substantially (33%) greater than 800 square feet limit specifically described in the law. The footprint of the proposed structure is 1,196 square feet. It is unclear how the proposed 'porches' are to be built but it seems as though the foundation and roof are all a part of these areas, making them, for all intents and purposes, a direct part of the house that make it exceed the ADU law's maximum of 800 square feet. This structure is directly subject to that maximum restriction. Precedent cannot be set in this regard as it will allow continuous intrusion as to the precise wording of the law which was written and approved by the broader Croton-on Hudson community. There is no language in the law that states 'not counting entryways', 'not counting front or rear porches, and as a supporter of the law, I do not feel structures that exceed 800 square feet should be permitted as an ADU.
- The driveway, the distance from the main house, the size of the structure and the proximity to the neighbors house make this addition appear as a separate stand alone rental house rather than an ADU

Sincerely,

Gary Eisinger
210 Cleveland Drive
Croton on Hudson, NY