

RESOLUTION

NOTICE IS HEREBY GIVEN THAT, ***Giacinta Boulos, owner***, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a fence variance from Village Zoning Code Section 230-40 (H)(1) for an existing fence over 4'ft in height and more than 50% solid in a front yard. The property, **36 Wells Ave** is located in a RA5 Residential District and is designated on the Tax Maps of the Village of Croton-on-Hudson as Section 78.8 Block 7 Lot 38.

This proposed action is considered a Type II Action under the State Environmental Quality Review Act (SEQRA) therefore, no Negative Declaration is required.

A public hearing having been held after due notice, this Board, after reviewing the application and viewing the premises and neighborhood concerned, finds:

1. No undesirable change in the character of the neighborhood nor detriment to nearby properties will be produced by the granting of the variance.
2. The benefit sought by the applicant can be achieved by a method other than the requested variance;
3. The requested variance is substantial;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
5. The difficulty alleged by the applicant was self-created.

NOW, THEREFORE, BE IT RESOLVED, that a variance for 3.5'ft (in length) of an existing fence over 4'ft in height and more than 50% solid in a front yard be **DENIED**.

Motion: Mr. Mastronardi

Second: Mr. Tuman

Vote: 2-AYES 1-NAYS (Chairperson Wagner, absent; Mr. Weber, absent)

10/22/24