

DRAFT RESOLUTION

NOTICE IS HEREBY GIVEN THAT, **368 S Riverside LLC, owner**, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a variance from Village Zoning Code Section 230-20.3 B (3) (a) [2] to have a dwelling unit on a second floor but in an existing detached building instead of the primary building, for side and rear yard variances from Section 230-35 for a proposed 2nd story addition on the existing detached building, and for a variance request for a 2-year period to commence work from Section 230-164(E). 368 South Riverside Ave is located in the C-2 District and Harmon/South Riverside Gateway Overlay District and is designated on the Tax Maps of the Village of Croton-on-Hudson as Section 79.13 Block 1 Lot 71.

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.
☐ An undesirable change in the character of the neighborhood and/or detriment to nearby properties will be produced by the granting of the variance.
2. The benefit sought by the applicant **CAN/CANNOT** be achieved by a method other than the requested variance;
3. The requested variance **IS/IS NOT** substantial;
4. The proposed variance **WILL/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/WAS NOT** self-created.

NOW, THEREFORE, BE IT RESOLVED, that a side yard variance of 4 ft, a rear yard variance of 8.3 ft and a variance to have a dwelling unit on a second floor for a proposed 2nd story addition on the existing detached building and a variance for a 2-year period to commence work from Section 230-164(E). be **GRANTED** subject to the following conditions, and further finds the variance granted herein is the minimum variance necessary and adequate.

Motion:

Second:

Vote: AYES ____ NAYS ____

Condition(s):

1. That, the variance is granted based on the plans and other documents submitted in support of the application.
2. That, according to the variance granted work must commence within (2) years of the date of the granting of the variance or such variance shall become null and void.