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Ronald Wegner, P.E.

SECRETARY
Stefanie Correale

May 28, 2025

Mr. Joe Lippolis
368 S Riverside LLC
368 South Riverside Ave
Croton on Hudson, NY 10520

RE: 368 South Riverside Ave-- Zoning Board of Appeals Variance

Dear Mr. Lippolis:

At its regularly scheduled meeting on Tuesday, May 27, 2025 the Zoning Board of Appeals voted to grant the requested variance, with conditions, for the above-referenced property. Attached is a copy of the resolution issued by the Zoning Board of Appeals.

Please be advised that next you will need to apply to the Planning Board for a special permit and an amended site plan. Following the granting of a special permit and an amended site plan, a building permit for the construction work must be filed and issued. Please be advised **work must commence within 2 year of the granting of the variance.** A Building Permit application can be found online at www.crotononhudson-ny.gov/engineering.

If you have any further questions, please do not hesitate to contact this office at (914) 271- 4783.

Sincerely,

Stefanie Correale
Secretary to the Zoning Board of Appeals

File/cc:

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.
2. The benefit sought by the applicant cannot 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 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 2nd story addition on the existing detached building and a variance for a 2-year period to commence work be **GRANTED** subject to the following conditions, and further finds the variance granted herein is the minimum variance necessary and adequate.

Motion: Mr. Tuman

Second: Chairperson Wagner

Vote: AYES 3 NAYS 0 (Mr. Olcott, absent, Mr. Mastronardi, absent)

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.
3. That, the owner shall keep the alleyway clear for means of ingress and egress.
4. That, the single parking space to the right of the residential structure be reserved for residential use only.
5. That, the variance granted for the residential parking space occupies one of the two on-site commercial parking spaces approved by the Planning Board.