

DRAFT RESOLUTION

NOTICE IS HEREBY GIVEN THAT, **Joseph Carlisle & Nancy Larsen, owners**, have applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a front yard variance and side yard variance from Village Zoning Code Section 230-33 for the legalization of 1949 and 1979 additions to the primary structure. 46 Old Post Road North is located in a RA-5 Residential District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 78.08 Block 5 Lot 1.

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 front yard variance of 8.29 ft and a side yard variance of 1.75ft for the legalization of 1949 and 1979 additions to the primary structure 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.

7/22/25