

DRAFT RESOLUTION

NOTICE IS HEREBY GIVEN **Richard Duggan, Owner**, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for an area variance from Village Zoning Code Sections 230-41E to allow for a single-family residence with an existing accessory apartment with Planning Board approval to have an additional accessory dwelling unit (cottage), and a variance request for a 2-year period to commence work from Section 230-164(E). **49 Van Wyck Street**-Located in a RA-5 Residence District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 78.08 Block 5 Lot 28.

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 an area variance to allow for a single-family residence with an existing accessory apartment with Planning Board approval to have an additional accessory dwelling unit (cottage) 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:

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.

8/25/25