

## DRAFT RESOLUTION

NOTICE IS HEREBY GIVEN THAT **Phoebe White & Matthew Gorbett, Owners**, have applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a rear yard variance from Village Zoning Code Section 230-40A(1) for the legalization of an existing 1931 detached garage. 2 Palmer Avenue is located in a RB 2-Family Residence District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 78.08 Block 3 Lot 17.

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 rear yard variance of 1.5 ft for the legalization of an existing 1931 detached garage 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.

8/25/25