

DRAFT RESOLUTION

NOTICE IS HEREBY GIVEN THAT, **Darlene Garrett, Co- Trustee of The Vito N. Calcutti Sr. and Virginia Calcutti Irrevocable Trust**, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for *side yard, front yard, and rear yard variances from Village Zoning Code Section 230-33A for the legalization of an existing front porch extension & enclosure, legalization of roof structure over rear patio, and an existing rear extension. As well as a variance request from Village Zoning Code Section 230-40E(1) for existing patios being closer to the property lines than allowed.* 19 Hunter Place is located in a RA-5 Residential District and designated on the Tax Maps of the Village of Croton-on-Hudson as 78.08 Block 4 Lot 27.

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 3.3 ft, a front yard variance of 2 ft, rear yard variance of 25 ft for the legalization of an existing front porch extension & enclosure, legalization of roof structure over rear patio, and an existing rear extension. and a variance existing patios being closer to the property lines than allowed 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

