

Village of



**Croton-on-Hudson**

Engineering Department  
Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501  
Tel: 914-271-4783  
engineering@crotononhudson-ny.gov

## Zoning Board of Appeals

### Application (ZBA)

(Form # Eng-§230-160)

AUG 28 2025

Engineers Office

(Revised 05 2024)

Application Date: 8/27/25

Application #: 20250507

Type of Application:  Area  Special Permit  Appeal  Interpretation  Use  Fence

#### NYS SEQOR (§617) Actions:

- Type I - Submit long EAF and CAF
- Type II - Not subject to SEQOR (area variances for 1, 2 and 3 family homes and lot line variances and individual setback variances) EAF & CAF not required
- Unlisted - Submit short EAF (long EAF may be required) and CAF

Other Involved Agencies:  Village Board  Planning Board  Other: \_\_\_\_\_

Property Information: Section: 68.13 Block: 1 Lot: 3

Property Location (street address): 99 N. Amy

Zoning District  RA5  RA9  RA25  RA40  RB (2 family)  RC Multiple Residence

Limited Office  O-1  O-2

Commercial  C1 Central  C2 General  Gateway overlay

Other  LI Light Industrial  WC Waterfront  WD Waterfront Development

Current Use:  1 Family  2 Family  3 Family  Multi Family  Vacant Lot

Commercial/Other (description): \_\_\_\_\_

#### Applicant Information: (if other than owner, supply a letter from the property owner authorizing application)

Owner  Tenant  Contractor/Vendor

Attorney  Engineer  Architect  Other: \_\_\_\_\_

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### Property Owner: Same As Above

Last Name: Palin Reibel First Name: Ann MI: M.

Company: \_\_\_\_\_

Address: 2 Hillside Avenue, Croton-on-Hudson, NY 10520

Address: P.O. Box 217

Phone #: [REDACTED] Cell #: [REDACTED] E-mail: [REDACTED]

#### General Application requirements:

1. Forms & fees: This completed application plus seven (7) copies (total of 8) plus eight (8) copies of the supporting documentation shall be submitted by the applicant, accompanied by the applicable fee. Electronic version (pdf, jpeg, other) of all documents must be submitted with the application. Appropriate photographs of the property and surrounding properties should be submitted. Please note the application **fee is non-refundable** even in the event the application is withdrawn.
2. Content of submission: Application shall fully set forth the circumstances of the case, accompanied by a proposed plan showing the size and location of the lot, a site plan showing location of all buildings and proposed facilities, including access drives, parking areas, landscaping and streets. Each application shall refer to the specific provision

of the chapter and the interpretation that is claimed, details of the variance that is applied for and the grounds on which it is claimed that the same should be granted, or the use for which the special permit is sought.

3. Drawings, elevation plans, and surveys must reflect what is existing and what is proposed and **must be submitted at the time of application**. Failure to do so may result in your application being deemed incomplete.
4. If a recent sale of the property has taken place, please submit proof of ownership.
5. If you are in contract to purchase, please submit a **notarized letter** from the current owner stating that the applicant has his/her permission to file on his/her behalf and applicant is not the owner.
6. Applications **must** be submitted **21 days** prior to the date of the hearing in order to meet **required** deadline dates for Legal Noticing. ZBA meetings/hearings are usually held on the 2<sup>nd</sup> Wednesday of each month at 8 PM.
7. If the application is approved by the Zoning Board of Appeals and a building permit is needed, a separate application for the building permit will need to be submitted.
8. Appeal: shall be taken within 60 days after the filing of any order, requirement, decision, interpretation or determination by filing with the administrative official and the ZBA, a notice of appeal specifying the grounds of appeal and relief sought.
10. Stay upon appeal: an appeal shall stay all proceedings in furtherance of the action appealed from, unless it is determined that the stay would cause imminent peril to life or property, in which case, proceedings shall not be appealed other than by a restraining order which may be granted by the ZBA or by a court of record on application.

**1. Area Variances**

Village Code Section(s): 230-40 B

Description of variance requested:

Legalize Existing Shed (Between Garage & House) that is nearer to the street than allowed

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard	_____	_____	_____
Total Side Yard	_____	_____	_____
Front Yard	_____	_____	_____
Rear Yard	_____	_____	_____
<u>Shed</u>	<u>Further from Street than primary structure</u>	<u>Nearer to Street than primary structure</u>	<u>Yes</u>

The ZBA shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such a grant. To be considered:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties;
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
3. Whether the requested area variance is substantial;
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA but shall not necessarily preclude the granting of the area variance.

Please provide a detailed response to all five factors above:

See attached.

(can use separate paper if necessary)

Have any previous area variance applications been made?

yes  no If so, give date: 11/8/89

Description of previous variance:

2 Car garage - see attached

**2. Special Permit**

Village Code Section(s):

Special Permit Description:

Explanation:

(can use separate paper if necessary)

Have any previous special permit applications been made?

yes  no If so, give date:

Description of previous special permit:

**3. Appeal**

Village Code Section(s):

Description of administrative decision or order (include copy):

(can use separate paper if necessary)

Date of decision or order:

Explanation of reason for appeal:

(can use separate paper if necessary)

**4. Interpretation**

Village Code Section(s):

Description of proposed project or improvement:

Explanation/describe request:

**5. Use Variances**

Village Code Section(s): \_\_\_\_\_

Existing Use of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

No use variance shall be granted by the ZBA without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. **These four criteria must be satisfied:**

1. Applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.
2. Alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.
3. Requested use variance, if granted, will not alter the essential character of the neighborhood.
4. Alleged hardship has not been self-created.

Provide additional Information for all four factors above:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(can use separate paper if necessary)

Have any previous use variance applications been made?  yes  no If so, give date: \_\_\_\_\_

Description of previous use variance:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Answer Questions (1-5):**

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. I have submitted required number of copies + documentation. | <input type="checkbox"/> yes | <input type="checkbox"/> no |
| 2. Drawings, elevation plans & surveys have been submitted     | <input type="checkbox"/> yes | <input type="checkbox"/> no |
| 3. All required application information has been provided      | <input type="checkbox"/> yes | <input type="checkbox"/> no |
| 4. Proof of ownership, if applicable, has been provided        | <input type="checkbox"/> yes | <input type="checkbox"/> no |
| 5. Digital files of all documentation have been submitted      | <input type="checkbox"/> yes | <input type="checkbox"/> no |

I certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Ann Palm Reibel  
Applicant's Name (please print)

Ann Palm Reibel  
Applicant's Signature

08/27/25  
Date

**Note: According to Section 230-164(E), "Unless work is commenced and diligently prosecuted within one (1) year of the date of the granting of a variance or special permit, such variance or special permit shall become null and void."**

**For larger projects, a request can be made for a variance from §230-164(E) for up to a two year period.**

I request a 2 year variance:  YES  NO

**FOR VILLAGE USE ONLY:**

Is lot an existing small lot?  yes  no

Note: If yes, lot area, lot depth and lot width exceptions are granted under Village Zoning Code 230-40G

Decision Type: \_\_\_\_\_

Decision Type: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved

Approved

Denied

Denied

Fee: \$ 150.<sup>00</sup> Date paid: 8/27/25 Rec'd by: sc

1. None, because the shed cannot be seen from the adjoining properties. It replaced a preexisting shed that was there prior to the garage which was built in 1990.
2. Since it already exists, it would be difficult to move. It is a great benefit to the potential new owners.
3. I do not think it is substantial.
4. I cannot for see any adverse effect on the neighboring properties.
5. My deceased husband had the original shed put up. It was rebuilt in 2005 because it was falling apart.

Application No. 148/89 Permit No. 2980

**Building Department**

**VILLAGE OF CROTON-ON-HUDSON, N. Y.**

**Van Wyck St. Tel. CR 1-4783**

**County of Westchester**

Location 99 Mount Airy Road

Section 56 Block 224 Lot 5

**BUILDING PERMIT**

**(This Permit Must Be Kept on the Premises With One Set of Approved Plans and Specifications until Full Completion of the Work Authorized)**

No. 2980

Date March 27 1990

Permission is hereby granted to:

Robert H. Reibel

99 Mount Airy Road

Croton-on-Hudson, NY 10520

to construct 2-car garage in accordance with variance granted by the Zoning Board of Appeals 11/8/89, and Wetlands Activity Permit by the Water Control Commission January 16, 1990  
at premises located at 99 Mount Airy Road

pursuant to above numbered application, and plans and specifications approved by the Building Inspector.

Cost of Construction: \$ 26,000.

Fee: \$ 187.00

[Signature]  
Village Engineer

Note: Permit valid for commencement of work for a period of six months from date of issuance. All work must be completed within two years from date of issuance.

All provisions of the Building Code, Zoning Ordinance and all other Village ordinances, County and State laws applicable thereto must be complied with in the execution of the work authorized under this permit, whether or not shown on plans or specified in the specifications or application. This permit does not give the right to construct or alter plumbing or drainage systems nor does it permit the use of any street, sidewalk or other public place for storage of materials. It is unlawful to occupy or use any new building or part thereof until a certificate of occupancy has been obtained from the Building Inspector.