

**DRAFT RESOLUTION**

NOTICE IS HEREBY GIVEN THAT, **Joseph Arnow, architect, representative for Noelle Sirico & John O'Brien, owners**, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a total side yard variance from Village Zoning Code Section 230-33A for a proposed rear shed dormer addition. 21 Elmore Avenue is located in a RA-5 Residence District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 79.9 Block 9 Lot 41.

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 total side yard variance of 2.6 ft be granted for the construction of a rear shed dormer addition 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 (1) year of the date of the granting of the variance or such variance shall become null and void.

12/16/25