

DRAFT RESOLUTION

NOTICE IS HEREBY GIVEN THAT, **Andrew Cortese of 52 Mt Airy Rd LLC, owner**, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for (2) lot area variances from Village Zoning Code Section 230-33A for a proposed property subdivision. 52 Mount Airy Road is located in a RA-25 Residence District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 68.17 Block 1 Lot 3.

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 (2) lot area variances of 281.5ft and 281.4ft for the proposed subdivision of 52 Mt Airy Road be **GRANTED** subject to the following conditions, and further finds the variances granted are herein is the minimum variances necessary and adequate.

Motion:

Second:

Vote: AYES ____ NAYS ____

Condition(s):

1. That, the variances are 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.

01/20/2026