



Village of **Croton-on-Hudson**
 Engineering Department
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Zoning Board of Appeals
Application (ZBA)

RECEIVED (Form # Eng-§230-160)
MAR 31 2026

Engineers Office (Revised 11.2025)

Application Date: 3/31/26 **Application #:** 20260057

Type of Application: Area Special Permit Appeal Interpretation Use Fence

NYS SEQR (§617) Actions:

- Type I -** Submit long EAF and CAF
- Type II -** Not subject to SEQR (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: 79.13 Block: 1 Lot: 13
 Property Location (street address): 100 young ave

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: Dillon First Name: Matthew MI: _____
 Company: _____
 Address: 100 Young Ave
 Address: Croton on Hudson 10520
 Phone #: [REDACTED] Cell #: [REDACTED] E-mail: [REDACTED]

Property Owner: Same As Above

Last Name: _____ First Name: _____ MI: _____
 Company: _____
 Address: _____
 Address: _____
 Phone #: _____ Cell #: _____ E-mail: _____

General Application requirements:

- 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 Please note the application **fee is non-refundable** even in the event the application is withdrawn.
- 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 3rd Tuesday of each month at 7 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.

I. Area Variances

Village Code Section(s): 230-33A

Description of variance requested:

Front and Side Yard Variance

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard	<u>8 feet</u>	<u>7 feet 9 inches</u>	<u>3 Inches</u>
Total Side Yard	<u></u>	<u></u>	<u></u>
Front Yard	<u>15 feet</u>	<u>13 feet 9 inches</u>	<u>15 inches</u>
Rear Yard	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></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: 1/11/2024

Description of previous variance:
3 foot solid fence with 1 foot lattice on top along elevated side yard

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: _____

1. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties;**
 - **No, this will not result in an undesirable change to the character of the neighborhood, our existing dwelling (and many of the houses in the area) are not compliant with the current setback requirements. We are looking to add to our existing dwelling and are not extending towards the sides (7.9ft current, 7.9ft proposed) or front yard (13'9" current, 13'9" proposed). The house directly across the street who we have a letter of support from has a full second floor and is setback similarly to our house.**
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;**
 - **No, there is not a different method to achieve what we need, as the issue stems from the fact that the existing dwelling is not compliant with current setback requirements. We recently had our third child and love living in Croton but space is tight and this extension will allow us to grow our family in a community we love.**
3. **Whether the requested area variance is substantial;**
 - **No the requested variance is not substantial, we are requesting 3 inches on one side and 15 inches on the other, which aligns with our existing dwelling.**
4. **Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;**
 - **No the proposed variance will not have an adverse effect or impact on environmental conditions in the 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.**
 - **No the difficulty was not self created, the existing dwelling is not in compliance with current setback requirements.**