

Village of

Croton-on-Hudson



Engineering Department
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One Van Wyck Street
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Zoning Board of Appeals

Application (ZBA)

(Form # Eng-\$230-160)

RECEIVED

AUG 12 2026

Engineers Office

(Revised 05 2024)

Application Date: 8-12-26

Application #: 20250596

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: 67.10

Block: 2

Lot: 4.21

Property Location (street address): 8 Newton Court, Croton on Hudson, NY 10520

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: Robinson

First Name: Matthew

MI: J

Company:

Address: 8 Newton Court, Croton on Hudson, NY 10520

Address:

Phone #:

Cell #:

E-mail:

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 Please note the application **fee is non-refundable** even in the event the application is withdrawn.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.
- 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.
 - If a recent sale of the property has taken place, please submit proof of ownership.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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:

We are requesting a variance for an existing accessory structure ("gazebo") located closer to the street than the primary structure. The existing gazebo has been in place for over 13 years and is the only remaining structure from our house fire on May 7th, 2025. We have discussed this request with each of our neighbors that have direct view of the gazebo and each of them has signed off on the request (see attached signatures as part of submission package).

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard			
Total Side Yard			
Front Yard	40'	28.2'	11.8
Rear Yard			
Nearest to Street	Not Allowed	Requested	Allowed

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:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties;
- Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- Whether the requested area variance is substantial;
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- 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:

- The gazebo is an existing structure for 13 years and will have no negative impact on the neighborhood, and each of our neighbors approved
- Not applicable, existing structure
- Not a significant variance; the gazebo will be approximately 7' outside our building envelope
- No impact to physical or environmental environment
- Existing accessory structure that is sole remaining structure post fire

(can use separate paper if necessary)

Have any previous area variance applications been made?

☐ yes

☒ no

If so, give date:

Description of previous variance:

NOT APPLICABLE

2. Special Permit

Village Code Section(s):

Special Permit Description:

Explanation:

NOT APPLICABLE

(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:

NOT APPLICABLE

3. Appeal

Village Code Section(s):

Description of administrative decision or order (include copy):

NOT APPLICABLE

(can use separate paper if necessary)

Date of decision or order:

Explanation of reason for appeal:

NOT APPLICABLE

(can use separate paper if necessary)

4. Interpretation

Village Code Section(s):

Description of proposed project or improvement:

NOT APPLICABLE

Explanation/describe request:

5. Use Variances

Village Code Section(s): _____

Existing Use of Property: NOT APPLICABLE

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. | ☒ yes | ☐ no |
| 2. Drawings, elevation plans & surveys have been submitted | ☒ yes | ☐ no |
| 3. All required application information has been provided | ☒ yes | ☐ no |
| 4. Proof of ownership, if applicable, has been provided | ☒ yes | ☐ no |
| 5. Digital files of all documentation have been submitted | ☒ yes | ☐ 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.

MATTHEW ROBINSON

Applicant's Name (please print)

[Signature]
Applicant's Signature8/10/26

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: \$

375⁰⁰

Date paid: _____

8/12

Rec'd by: _____

[Signature]