DRAFT RESOLUTION

NOTICE IS HEREBY GIVEN THAT; **Thor Snilsberg** has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a side yard variance and total side yard variance from Village Code Section 230-33A for a proposed extension of a front porch. As well as a side yard and rear yard variances from Village Zoning Code 230-40(A)(1)(b) for alterations to an existing non-conforming accessory structure (detached garage) and a variance request from Village Code Section 230-164E for up to a 2-year period to commence work.

The property, at **98 Hastings Ave,** is located in a RA-5 Residential District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 79.13 Block 3 Lot 5.

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 side yard variance of 1'ft and total side yard variance of 2.2'ft for a proposed extension of a front porch be **GRANTED** subject to the following conditions, and further finds the variance granted herein is the minimum variance necessary and adequate.

AND That, a side yard variance of 1.9 ft and a rear yard variance of 2' ft for alterations to an existing non-conforming accessory structure (detached garage) be **GRANTED** subject to the following conditions, and further finds the variance granted herein is the minimum variance necessary and adequate.

AND That, a variance be granted to allow for up to a 2-year period to commence work 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, "Unless work is commenced and diligently prosecuted within two (2) years of the date of the granting of a variance or special permit, such variance or special permit shall become null and void".

2. That, the variance is granted based on the plans and other documents submitted in support of the application.

3. That,