Village of **Croton-on-Hudson**

Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783
engineering@crotononhudson-ny.gov

Zoning Board of Appeals Application (ZBA)

(Form # Eng-§230-160)

RECEIVED
OCT 19 2026
Engineers Office

(Revised 05 2024)

Application Date: October 12 2026 **Application #:** 20260683

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: 78.08 Block: 6 Lot: 77

Property Location (street address): 48 Beekman 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: Greene First Name: Dennis MI: G
Company: NA
Address: 48 Beekman Ave, Croton on Hudson, NY 10520
Address: _____
Phone #: _____ 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:

1. 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 Please note the application **fee is non-refundable** even in the event the application is withdrawn.
2. 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.

1. Area Variances Village Code Section(s): 230-40 A (1) (b)

Description of variance requested:

Setback variance for 2 pre-fabricated plastic sheds already present on property. These two sheds both exist along the property line adjacent to 50 Beekman Ave. A vinyl fence exists on this property line separating 48 and 50 Beekman Ave. The sheds sit within the 5 foot Village setback requirement from the property line. This ZBA requests a varience to shorten the setback requirement to accomodate the 2 sheds.

(can use separate paper if necessary)

	Required setbacks:	Proposed Setbacks:	Variance Requested:
Side Yard	5 feet	0' and 0.38'	5' and 4.62'
Total Side Yard	~~5 feet~~	~~0' and 0.38'~~	~~5' and 4.62'~~
Front Yard	Not exceed house front perimiter	NA	NA
Rear Yard	Unknown	NA	NA

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:

1) Both sheds have very limited visibility from Beekman Ave. Each is beige closely matching vinyl siding of house. Other houses on Beekman ave and Croton on Hudson have same type of sheds.

2) 48 Beekman has no additional space for yard, auto, and patio accessories. Garage is currently used. Offsite storage is costly, inconvenient, and unreasonable for these purposes.

3) Shed variance seems to already exist for other sheds in Croton on Hudson and, in some cases, Beekman Ave

4) Sheds do not create drainage issues. No animal habitat encroachment. No fire hazard (gas, electrical, pluming not exteded to sheds). Sheds to not interfere with gas/power/cable for house

5) Sheds are pre-fabricated and self created. These sheds can be modified and/or dismantled in the future as desired by Village and future home owners.

** Neighbor letters of support included in application **

(can use separate paper if necessary)

Have any previous area variance applications been made? ☐ yes ■ no If so, give date: _____
Description of previous variance:

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:

5. Use Variances Village Code Section(s): _____

Existing Use of Property: _____

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.

Dennis G. Greene		October 19 2026
Applicant's Name (please print)	**Applicant's Signature**	**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

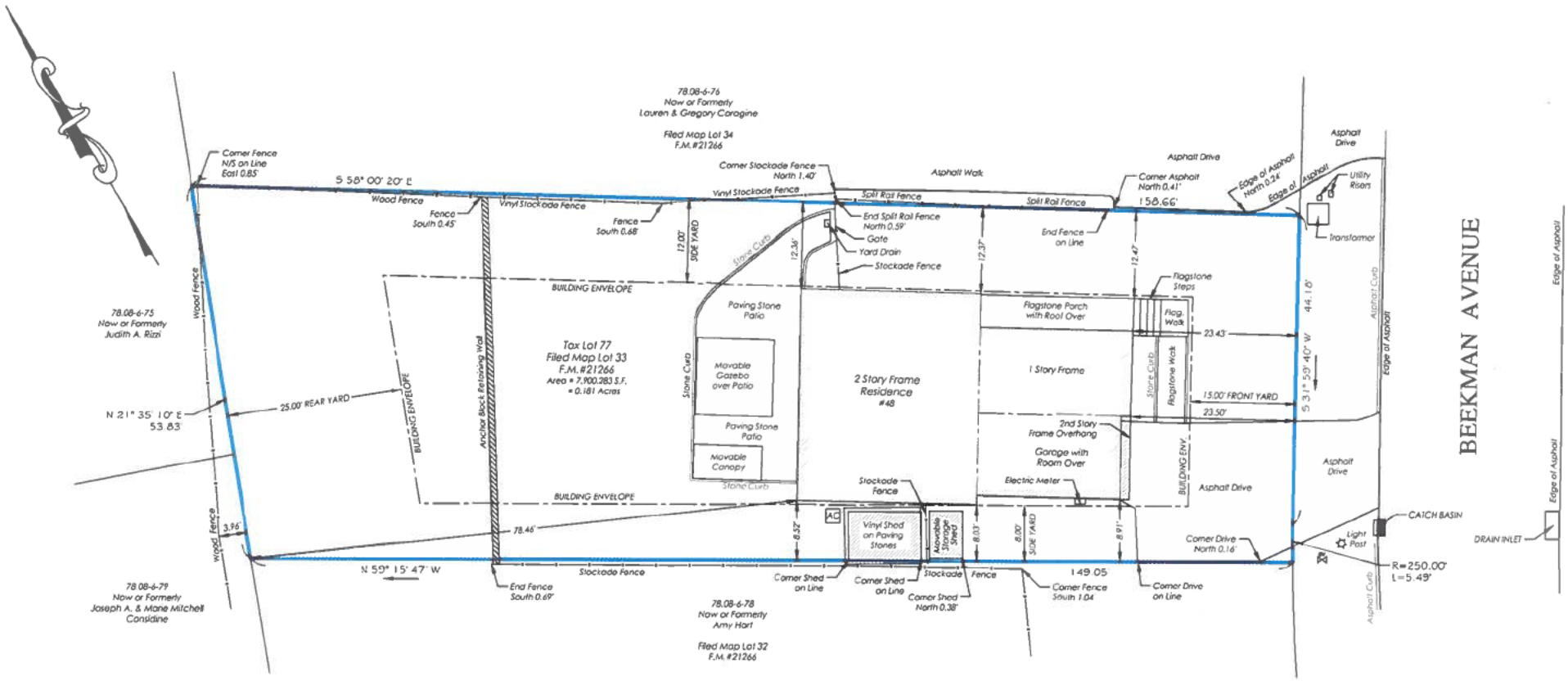
Decision Type: _____ Decision Type: _____

Date: _____ Date: _____

☐ Approved ☐ Approved

☐ Denied ☐ Denied

Fee: $ 250 W Date paid: 10/13/26 Rec'd by: _____



Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.
Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 33 as shown on a certain map entitled, "Subdivision of Property situate in the Village of Croton-on-Hudson, Town of Cortlandt, Westchester Co., NY, known as 'Croton Meadows' (Section -1)."
Said map filed in the Westchester County Clerk's Office, Division of Land Records on July 13, 1983 as map number 21266.

Surveyed in accordance with Deed Control Number 422701131.

Premises shown hereon designated on the Village of Croton-on-Hudson Tax Maps as: Section 78.08, Block 6, Lot 77.

Property Address: 48 Beekman Avenue
Croton-on-Hudson, NY 10520

ZONE: RA-5

SURVEY OF PROPERTY PREPARED FOR DENNIS G. GREENE AND CAROLYN A. GREENE

SITUATE IN THE
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION IS A VIOLATION OF APPLICABLE LAWS.

THOMAS C. MERRITTS LAND SURVEYOR PC

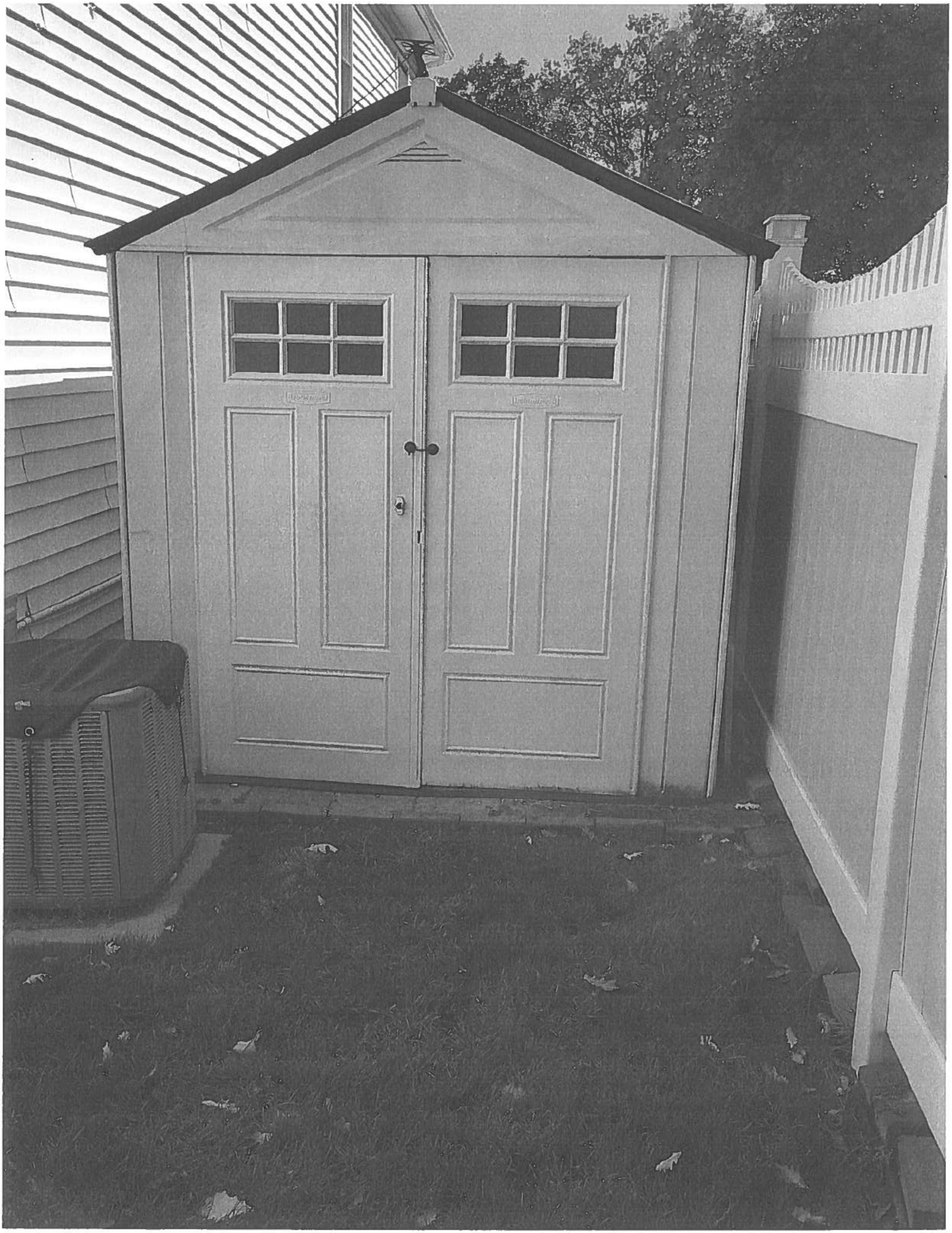
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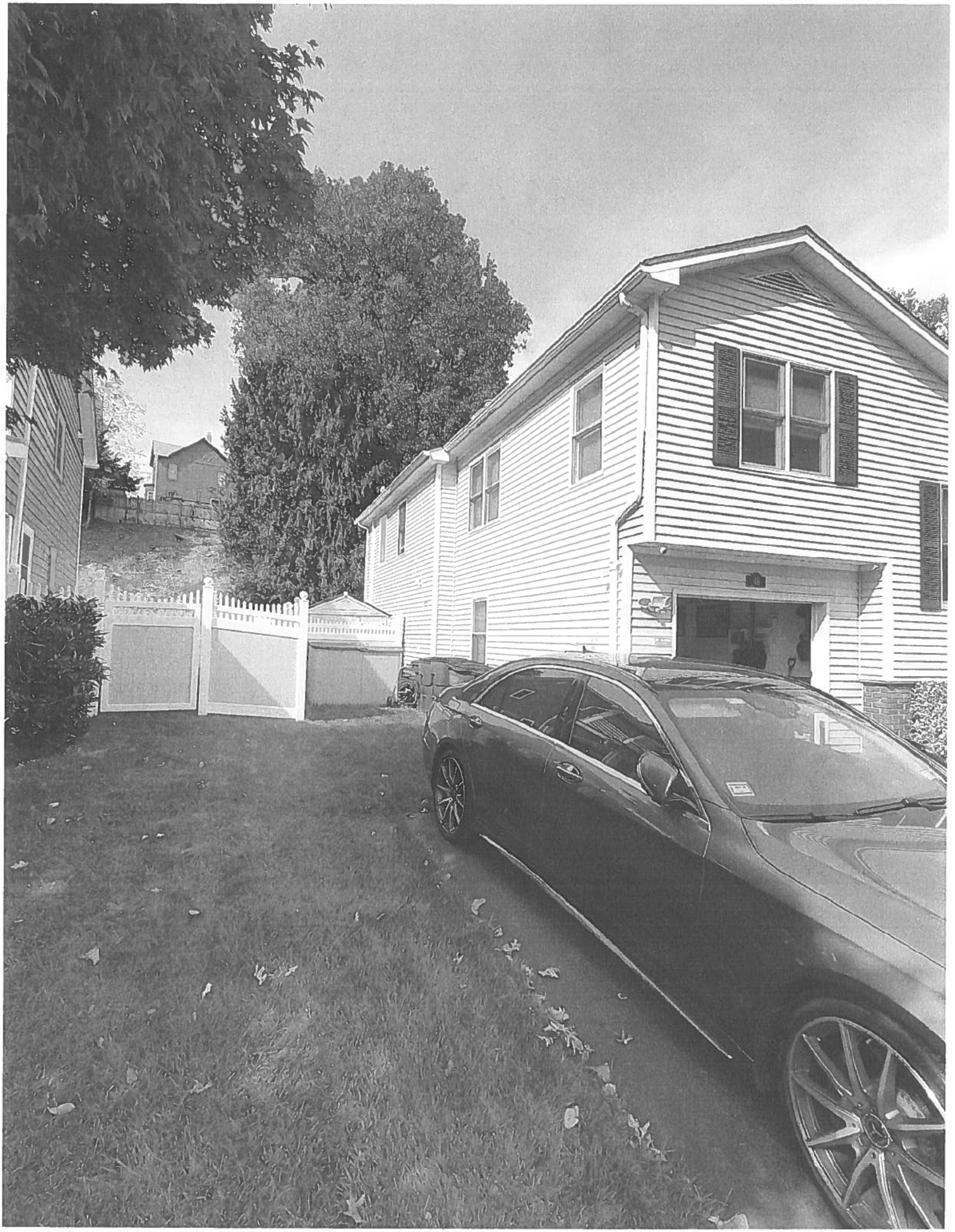
STATE OF NEW YORK
DANIEL THOMAS MERRITTS
050604
LICENSED LAND SURVEYOR

Surveyed: October 5, 2026
Map Prepared: October 9, 2026

By: Daniel T. Merritts
New York State Licensed Land Surveyor No. 050604

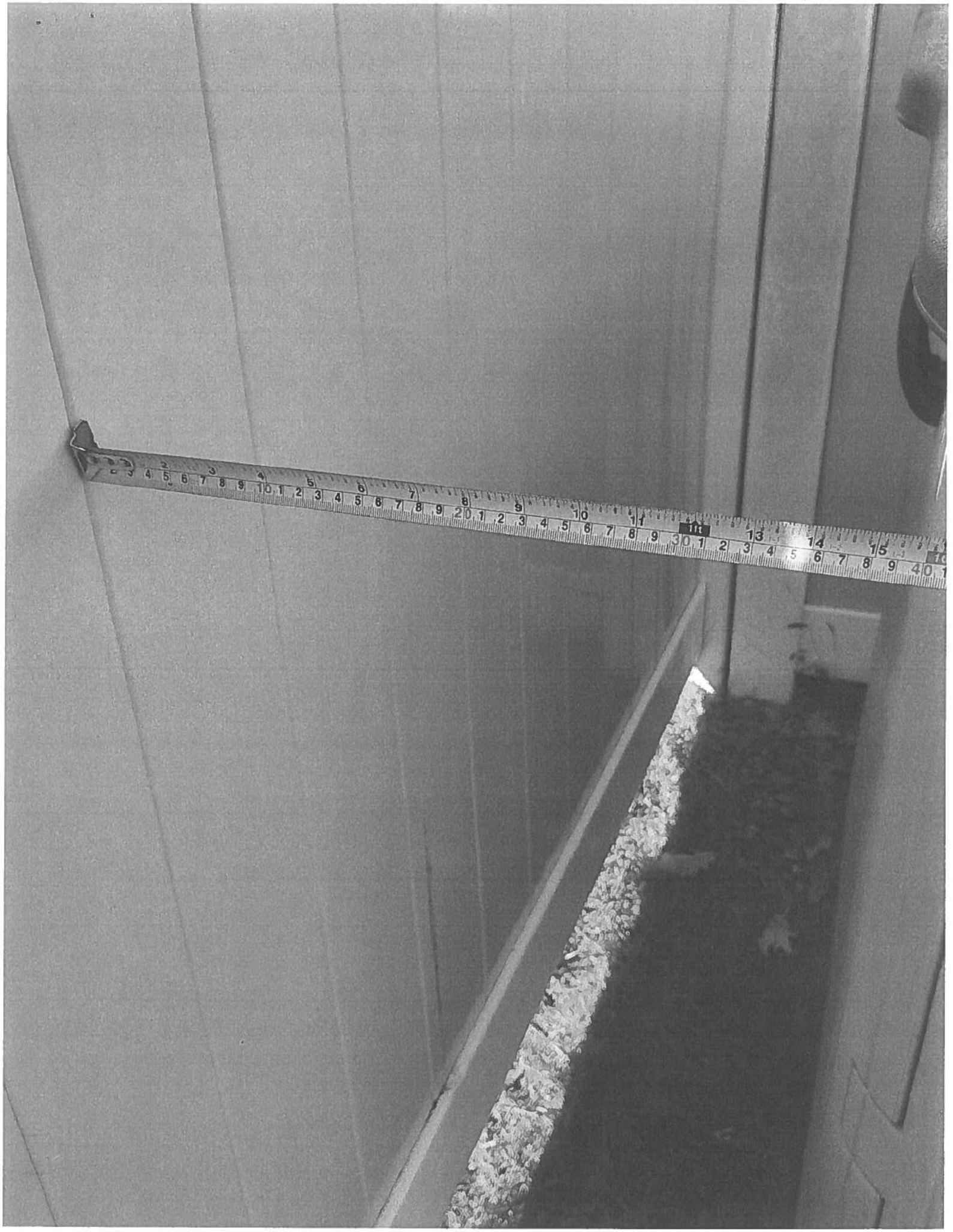
Project: 26-394	Reference: 23-047
Field Survey By: AN/PG	Drawn By: CP
Project Manager: DA	Checked By: DA











25FEET