



ZONING BOARD OF APPEALS
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street, 2nd floor
Croton-on-Hudson, NY 10520-2501

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ATTORNEY
James Staudt

VILLAGE ENGINEER
Daniel O'Connor, P.E.

VILLAGE OF CROTON-ON-HUDSON, NEW YORK
AGENDA FOR MEETING OF THE ZONING BOARD OF APPEALS
DATED SEPTEMBER 10, 2014

1. Call to order at 8 P.M.

2. OLD BUSINESS:

- a) **Boulos, John** - 32 Piney Point Avenue. Located in a RA-9 District and designated on the Tax Maps of the Village as Section 79.13 Block 4 Lot 44. Request for variance to erect retaining wall greater than 6.5 feet in height (accessory structure) for off-street parking, nearer to street on which the principal building (proposed new single-family house) fronts than such principal building and a height variance for the same retaining wall. (Continued from June 16, 2014 meeting.)
- b) **Franzoso, Mark** - 34 Piney Point Avenue. Located in a RA-9 District and designated on the Tax Maps of the Village as Section 79.13 Block 4 Lot 45. Request for variance to erect retaining wall greater than 6.5 feet in height (accessory structure) for off-street parking, nearer to street on which the principal building (proposed new single-family house) fronts than such principal building and a height variance for the same retaining wall. (Continued from June 16, 2014 meeting.)
- c) **Barnes, Jonathan, Contract Vendee** - 170 Grand Street. Located in a RB District and designated on the Tax Maps of the Village as Section 68.17 Block 4 Lot 45. Request for side yard variance and total side yard variance for a proposed new one-family house. (Continued from July 9, 2014 meeting.)

3. NEW BUSINESS:

- a) **Anson, Michael** - 45 Morningside Drive. Located in a RA-9 District and designated on the Tax Maps of the Village as Section 79.09 Block 7 Lot 10. Request for a side yard variance and a total side yard variance for a proposed chimney for a gas fireplace.
- b) **Ross, John & Deborah** - 2 Georgia Lane. Located in a RA-40 District and designated on the Tax Maps of the Village as Section 68.13 Block 2 Lot 2. Request for height variance for a fabric building (accessory structure) over a concrete sports pad.

- c) **Drake, Anne** - 35 Farrington Road. Located in a RA-5 District and designated on the Tax Maps of the Village as Section 78.08 Block 3 Lot 31. Request for variance to rebuild an existing legally non-conforming garage (accessory structure) slightly larger than the existing garage and whose location is less than 5 feet from the front property line, and projects nearer to street on which the principal building fronts than such principal building.
- d) **Schupack, Deborah and Dias, Patrick** - 16 King Street. Located in a RA-25 District and designated on the Tax Maps of the Village as Section 68.17 Block 1 Lot 67. Request for side yard variance and total side yard variance for a two-story addition and expansion of the existing deck.
- e) **Mo, Roy** - 21 Wayne Street. Located in a RB District and designated on the Tax Maps of the Village as Section 79.13 Block 2 Lot 1. Request for side yard variance for existing house and front yard variance for Benedict Boulevard frontage for a proposed new single-family house on an adjacent vacant lot.

4. APPROVAL OF MINUTES:

- July 9, 2014

5. Adjournment.

All application materials are available for public viewing in the Engineering Dept. Office between the hours of 8:30A.M. and 4:00P.M. Monday through Friday. Copies of such records are available for a reasonable fee. Digital copies of the application materials can be downloaded at the following digital address - <ftp://croton.wsg.net/ZBA>.

Toni Cruz,
Secretary, Zoning Board of Appeals