

DRAFT FILED: 3/19/03  
FINAL APPROVAL: 5/14/03

**VILLAGE OF CROTON-ON-HUDSON, NEW YORK**  
**ZONING BOARD OF APPEALS MEETING MINUTES OF MARCH 12, 2003**

MEMBERS PRESENT: Donald Sapir, Chairman  
Rhoda Stephens  
Ruth Waitkins  
Paul Rolnick

MEMBERS ABSENT: Witt Barlow

Also Absent: Joseph Sperber, Code Enforcement Officer

The meeting came to order at 8:00 P.M.

Sapir, Chairman of the Board, announced the location of fire exits to all in attendance of the meeting.

**HEARINGS:**

**Ivanka Dzajkic Olcott, agent for Jose & Margarida Pedrosa, 40 Elmore Ave., Located in a RA-5 District and designated on the Tax Maps of the Village as Section 79.09 Block 9 Lot 31. Request for a side yard and total side yard variance with respect to a proposed addition.**

Ivanka Dzajkic Olcott - I am the architect and I am representing the applicant who lives at 1 Terrace Place. My clients are proposing to build an addition onto a two bedroom, one-family home. The existing house is approximately 825 sq. ft. The new addition will encroach the side yard and total side yard. The proposed addition will be built around the garage. There will be a couple of windows in the garage and a couple in the new portion of the addition, which will be built around the garage.

Stephens - The survey shows a side yard setback of 4.08 ft. towards the front and 4.35 ft. towards the back. Towards the side where the existing patio and house are, it is 7.92ft. This side yard already has a variance, correct?

Olcott - Correct.

Discussion followed over plans.

Olcott - There will be vinyl trim.

Sapir - Were the plans discussed with the neighbors?

Mrs. Pedrosa – Property Owner – Every neighbor was noticed. I spoke to Richard Kinghan the neighbor on my left and William Vlad, they had no problem with my application.

Olcott - The other neighbors have garages in that area and the proposed addition will not be intrusive on their living space.

Discussion followed over plans.

Stephens - The long side going up, are there windows?

Olcott - Yes, two tall sill windows.

Sapir - Who lives in this house?

Olcott - Mr. Pedrosa, his wife, and 12 yr. Old daughter. There is an existing dining room, family room and fireplace. They are requesting a 3.94 ft. side yard variance and a 7.92 total side yard variance. The previous variance was for a 5 ft. addition along the rear of the house. It went straight back, it was not going into the side yard.

Sapir - You will have vinyl siding and stone to match what is existing? The chimney will be made of what material?

Olcott – Stucco.

Sapir - Any other questions?

There was no reply.

The Board decided not to make any of the exhibits part of the record, due to the size of them.

Hearing Closed.

Stephens – Made Motion to grant a 3.94 ft. side yard and a 7.92 ft. total side yard variance for a proposed addition and according to plans submitted.

Rolnick – Second the Motion.

Vote: 4-0 – In Favor

Respectfully submitted,

Janice Fuentes  
ZBA Secretary  
3/12/03