DRAFT FILED: 12/28/07
FINAL APPROVAL: 02/13/08

VILLAGE OF CROTON ON HUDSON ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES OF DECEMBER 27, 2007.

MEMBERS PRESENT: Kathleen Riedy, Chairman
Rhoda Stephens
Ruth Waitkins

MEMBERS : Witt Barlow
Doug Olcott

ALSO PRESENT: Daniel O'Connor, P.E. Village Engineer
Joseph Sperber, Asst. Bldg. Inspector

Meeting Came to order at 8:00 P.M.

Announcement of fire exits to all in attendance of the meeting.

HEARING:

Nance Shatzkin, Agent/Croton Housing Network. Property located in a RC District and designated on the Tax Maps for the Village as Section 67.20 Block 39 Lot 36.02. Request for renewal/re-issuance of a story and height variance according to Section 230-34 of the Village Code with respect to a three story building, known as Symphony Knoll Affordable Housing. The variance was previously granted on April 12, 2005 and renewed on May 10, 2006.

Nance Shatzkin, Agent for Croton Housing Network and Stuart Markowitz, SMA Architecture Planning Interiors PC, were present for the hearing.

Ms. Shatzkin stated that she was appreciative to the village and the boards for helping to expedite the necessary approvals, etc., that were necessary for the closing that is scheduled for tomorrow morning.

Riedy – You were originally looking for a 35 ft. height variance and our last Resolution only agreed to a 32 ft. height variance. Is that still acceptable to you?

Markowitz – Yes.

Shatzkin – The only changes that will be made are small architectural changes such as the shutters.

Markowitz – This application is for an approval of a variance that was granted in 2005 and again in 2006. Because of the time it has taken for us to get the project funded it is now necessary for us to request another approval. The building is a three story building. Zoning in this district allows for a 30 ft. height and we originally asked for a 35 ft. height and the last approval was granted for a 32 ft. height and that is still acceptable to us. We have attempted to use the site the best way we could. It is possible to do it in two stories but the cost would be higher, and the impact on the site would be higher, and we would not be able to accommodate the 11 units. There have only been a couple of minor architectural changes to the plans. The last set of plans had shutters and they have been removed from the plans and replaced with wood paneling above and below the windows to make it true to the style and in keeping with the traditional nature of the design.

Riedy – Looking at the previous resolution there is a stipulation that the engineer would have the discretion to refer the application back to the Zoning Board if any significant changes should occur. I am please to hear that nothing significant has been done. Have any neighbors contacted you?

Shatzkin – The only conversations have been with real estate agents wanting to sell on Bayview Terrace with respect to the trail easement that we will be giving to the village and they were concerned how close it would be to the house. They had been noticed and I encouraged them to come but they said they are very supportive and comfortable with the application. I have not heard from anyone else.

Stephens – We did have a discussion at the last hearing with a neighbor on the top and they were satisfied. We originally walked the property to see how to site the building so there would be no impact on them. What the village does with the trail when it is built is beyond my control.

Riedy – The plans submitted today are unchanged from the plans that were submitted in connection with the application in 2006, except for the revisions to the external shutters, correct?

Markowitz – Yes. It will be the same. There will be some internal changes made with respect to handicap accessibility, mechanisms, and changes to the linen closets and other spaces.

Riedy – So you want a variance for a thirty two foot high building and the envelope has not changed.

Markowitz – Correct.

Riedy – Any other questions?

There was no reply.

Hearing Closed.

Stephens – Made Motion to approve the application as a renewal of the previous Resolution dated May 10, 2006, according to the plans submitted and as follows:

1. One three story structure limited to 32 ft. in height
2. Route of trail changed
3. Widening of the lowest curb for safety purposes
4. Village Engineer shall have the discretion of referring the application back to the ZBA if any future changes are significant.

Waitkins – Second the Motion
Vote: 3-0 – In Favor – Stephens, Riedy, Waitkins

Respectfully submitted

Janice Fuentes
ZBA Secretary
12/27/07

RESOLUTION

Nance Shatzkin, Agent/Symphony Knoll Affordable Housing, has applied to the **Zoning Board of Appeals** of the Village of Croton-on-Hudson, with respect to a request to renew a variance that was granted on April 13, 2005 and was renewed on May 10, 2006.

The property, at Mt. Airy Road, Located in a RC District and designated on the Tax Maps of the Village as Section 67.20 Block 3 Lot 36.02.

A public hearing having been held after due notice, this Board from the application and after viewing the premises and neighborhood concerned, finds:

The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed three-story will be less expensive to construct and there will be less excavation and disturbance to the environment.

There will be no undesirable change to the character of the neighborhood.

The applicant will provide screening to make the building less visible to the neighbors.

The applicant is providing housing for the senior citizen's of our community.

NOW, THEREFORE, BE IT RESOLVED, that the application is hereby **Granted** as follows:

Stephens – Made Motion to approve the application as a renewal of the previous Resolution dated May 10, 2006, according to the plans submitted, and as follows:

1. One three story structure limited to 32 ft. in height

2. Route of trail changed

3. Widening of the lowest curb for safety purposes

4. Village Engineer shall have the discretion of referring the application back to the ZBA if any future changes are significant.

Waitkins – Second the Motion
Vote: 3-0 - Stephens, Riedy, Waitkins – In Favor
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