

Village of Croton-on-Hudson
Zoning Board of Appeals Meeting of
December 10, 2014

PRESENT: Seth Davis, Chair
Alan Macdonald
Doug Olcott
Rhoda Stephens
Christine Wagner

ALSO PRESENT: Joe Sperber, Assistant Building Inspector

1. CALL TO ORDER:

The Zoning Board of Appeals Meeting of December 10, 2014 was called to order at 8:00 P.M.

Chairman Davis started the meeting by welcoming back Mr. Olcott for another 5-year term on the Board.

2. NEW BUSINESS:

- a) **Shapiro, Mark - 54 Batten Road.** Located in a RA-25 District and designated on the Tax Maps of the Village as Section 68.14 Block 6 Lot 36. Request for variance to install a shed (accessory structure) nearer to street on which principal building fronts than such principal building.

Ms. Stephens asked the Board if any member had any objection to her hearing the application since she also lives on Batten Road. She said she felt comfortable to hear the application because she does not live close to 54 Batten Road. No member objected.

Mrs. Nicole Shapiro, wife of Mark Shapiro, was in attendance at the meeting to answer any questions. She said she and her husband were planning to place a storage shed on their property, but due to the placement of their house on the lot, they would need to place the shed in front of the house as opposed to the required side or back yard. The proposed location of the shed was illustrated on photos and the survey included in the application package. She said it would be placed the requisite number of feet from the property line(s).

Chairman Davis said that the Applicant was seeking a variance from the Village Code to place an accessory structure (the shed) nearer to the street on which the principal building fronts than such principal building and that after looking at the survey of the property, it was apparent that there is no back yard on the Shapiro property. Chairman Davis also noted that included in the application were letters of support from the following neighbors:

- Mary Lynn Dlabola of 48 Batten Road

- Thomas P. Dinkler of 50 Batten Road
- Julie Lavelle of 55 Batten Road
- Dante Difrancesco of 56 Batten Road

Mr. Macdonald asked what would be stored in the shed. Mrs. Shapiro replied that they would be storing things like bicycles.

Ms. Stephens asked how much of the shed would appear above the stone wall at the roadside and Mrs. Shapiro replied that she was not sure but she thought possibly just a couple of feet. Mr. Sperber added that he agreed that just a couple of feet would be visible since the stone wall was approximately 6½ feet in height and the proposed shed is just 1-story high.

Ms. Stephens followed with another question as to whether the footings for the shed would be concrete. Mrs. Shapiro said they would not and she and Mr. Sperber both said that the footings would be removable.

The Board then discussed the idea of putting shrubbery on top of the stone wall to screen the shed but there were concerns about the Village right-of-way and visibility issues entering and leaving the property along the curve of the road.

Mr. Olcott said that after looking at the property he concluded there was no place to hide the shed and that screening would be a good idea if possible.

The hearing was opened to the public; no one stepped forward to speak and the hearing was closed.

Mr. Olcott then made a motion to grant the variance to install the pre-fab shed (accessory structure) at the proposed location indicated in the application and projecting nearer to the street on which the principal building fronts than such principal building. Ms. Wagner seconded the motion and the motion passed with all five members voting in favor.

3. DISCUSSION ITEM:

- a) Discussion regarding the Village retaining an engineering consultant for the review of proposed construction of 2 single-family dwellings on Piney Point Avenue (Section 79.13 Block 4 Lot 44 and Section 79.13 Block 4 Lot 45).

Chairman Davis explained that the Village Engineer has asked for the Board's approval to start the process of putting out requests for proposals to retain a consulting engineer to review the Piney Point application(s).

Ms. Stephens asked who would be paying for the engineer, to which Chairman Davis replied that the Applicant would be paying. Mr. Sperber added that a geotechnical engineer is being sought.

Mr. Macdonald asked if any new documentation had been submitted with regard to the application and Mr. Sperber said he believed there had not been any.

Ms. Wagner asked what would be taking place at the January joint meeting of the Planning Board and the Zoning Board. Chairman Davis said that the meeting is intended for informational purposes only and that it would be helpful if the consulting engineer was already on board. Mr. Sperber added that the desires of the two Boards with regard to the two applications would be discussed along with the required scope.

Chairman Davis then made a motion to request that the Village Engineering staff start the process of issuing requests for proposals to hire an engineering consultant with a strong concentration in geotechnical engineering for the purposes of the review of the Piney Point applications pending before this Board. Ms. Stephens seconded the motion. The motion passed with a vote of 5 to 0 in favor.

4. APPROVAL OF MINUTES:

Mr. Olcott made a motion to approve the minutes and resolution of the November 12, 2014 Zoning Board of Appeals meeting. The motion was seconded by Mr. Macdonald. The motion passed 5 - 0 in favor.

5. ADJOURNMENT:

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Toni Cruz
Secretary, Zoning Board of Appeals