

RESOLUTION

NOTICE IS HEREBY GIVEN THAT, **Andrew Grin on behalf of SCS Van Wyck 012823 (“Sol Systems”)** has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a side yard and total side yard variance from Section 230-37 of the Village Code for proposed solar canopies and a battery energy storage system at the Croton Harmon Train Station Parking Lot.

The property, at **Veterans’ Plaza (Croton Harmon Train Station Parking Lot)**, is located in the LI Light Industrial District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 79.17 Block 2 Lots 10 and p/o 5.

This application has been submitted to the Village Board for a special permit and it was determined by the Village Board that the proposed action is a Type II Action under the State Environmental Quality Review Act (SEQRA) therefore, no Negative Declaration is required.

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

1. No undesirable change in the character of the neighborhood nor detriment to nearby properties will be produced by the granting of the variance. In fact, granting the variances will benefit the community and the environment.
2. The benefit sought by the applicant cannot be achieved by a method other than the requested variance;
3. The requested variance is substantial;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
5. The difficulty alleged by the applicant was self-created.

NOW, THEREFORE, BE IT RESOLVED, that a side yard variance of 28 feet and a total side yard variance of 39 feet be **GRANTED** subject to the following conditions, and further finds the variances granted herein are the minimum variances necessary and adequate.

Motion: Mr. Tuman

Second: Mr. Morales

Vote: AYES 5 NAYS 0

Condition(s):

1. That, 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”.
2. That, the variances are granted based on the plans and other documents submitted in support of the application.

9/08/2021