

NARRATIVE SUMMARY

Zuroch Spira
921 Route 45
S/B/L: 42.07-1-3

This narrative summary is submitted in support of the within application for a special permit in order to permit the construction of an accessory garage over 1,000 square feet in floor area.

The property is located at 921 Route 45 and is improved with a single-family residence. It consists of 1.656 acres. The project proposes to construct a new one-story garage of 2,236 square feet to the rear of the property. Per Section 290-28(E)(2), the construction of an accessory building or structure over 1,000 square feet in floor area or greater than 20 feet in height shall require the issuance of a special permit by the Board of Trustees pursuant to the requirements of Article V of the Zoning Law.

SEQRA

The action is a Type II pursuant to 6 NYCRR 617.5(c)(12) involving the construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density. An SEAF Part 1 has been submitted.

GML

The property is within 500' of Route 45, state highway, and the Dr. Robert L. Yeager Health Complex, a county facility. Pursuant to General Municipal Law Section 239-m, a referral to the Rockland County Department of Planning is required.

SPECIAL PERMIT CRITERIA

The proposal meets the standards for the issuance of a special permit pursuant to Section 290-42 of the Zoning Code. The location and size of the garage, are such that it will be in harmony with the appropriate and orderly development of the area and will not hinder or discourage the development and use of adjacent land and buildings. Further, the use of a garage will not be more objectionable to nearby properties than would be the operations of permitted uses not requiring a special permit and will not result in diminution of the value of property in the neighborhood or a change in the character of the neighborhood.

CONCLUSION

Based on the foregoing, the application complies with the general conditions of a special permit. It is respectfully requested that the Village Board issue the permit.

Dated: November 28, 2022