

Zoning Board of Appeals
Village of Tarrytown
Regular Meeting
July 9, 2018 7:30 p.m.

PRESENT: Chairwoman Lawrence, Members Rachlin; Weisel, Alternate Member Kim
Counsel Addona; Village Engineer Pennella; Secretary Meszaros

ABSENT: Members Jolly and Maloney

Chairwoman Lawrence called the meeting to order at 7:30 pm.

Ms. Lawrence moved, to go into executive session to discuss legal issues at 7:31 p.m.,
seconded by Ms. Rachlin. All in favor. Motion carried.

Ms. Weisel moved, to come out of executive session at 7:40 p.m., seconded by Ms.
Rachlin. All in favor. Motion carried.

APPROVAL OF THE MINUTES – June 11, 2018

Ms. Weisel moved, seconded by Ms. Rachlin, that the minutes of the June 11, 2018 be
approved as submitted. All in favor. Motion carried.

CONTINUATION OF PUBLIC HEARING – El Farb, LLC – 56 Wildey Street

The following public hearing notice was provided to the public at the meeting:

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Tarrytown will
hold a public hearing at **7:30 pm on July 9, 2018**, in the Municipal Building, One Depot Plaza,
Tarrytown, New York to hear and consider an application by:

EL FARB, LLC
56 Wildey Street
Tarrytown, New York 10591
ATTN: Linda Einfrank

Appealing the determination of the Building Inspector by requesting an interpretation that the
existing building is a legal pre-existing, non-conforming use or, in the alternative, area variances
under Chapter 305 of the Village of Tarrytown Code ("Zoning Code"), for the conversion of a
single family residence to a three family residence.

The property is located at **56 Wildey Street in the Village of Tarrytown** and is shown on the
Tax Maps of the Village of Tarrytown as Sheet 1.40, Block 12, Lot 16, and is located in the
M 1.5 Zone. The variances sought are as follows:

§305-32 M1.5 – 3 family - Dwelling Units Attachment 6:2	Required	Existing	Proposed	Variance Required
Column (6) Minimum Lot Size	11,500 S.F.	6383.85 S.F.	6383.85 S.F.	5,116.15 S.F.
Column(11) Minimum Front Yard Setback Wildey Street	20 feet	13 feet	13 feet	7 feet
Column (11) Minimum Front Yard Setback Storm Street	20 feet	12.5 feet	12.5 feet	7.5 feet
Column (12) Min. Side Yard Setback	15 feet	2.45 feet	2.45 feet	12.55 feet
305-32 A (3) (c) Minimum Distance Between Multifamily Structures – 54 Wildey St.	25 feet	4.6 feet	4.6 feet	20.4 feet
305-63 D (1) Minimum Off Street Parking (2.5 spaces per unit)	8 spaces	2 spaces	5 spaces	3 spaces
305-63 C 3 (b) Parking Location: equal to front yard setback – Storm Street	20 feet	N/A	3 feet	17 feet
305-47 B Setbacks – No Parking in rear yard setback	45 feet	1 ft.	20 feet	25 feet

Documents are available for inspection in the Planning and Zoning Office at Tarrytown Village Hall. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

Additional approvals related to the above referenced project will be needed from the Planning Board and the Architectural Review Board.

By Order of the Zoning Board of Appeals

Lizabeth Meszaros
Secretary to the Zoning Board

The mailing receipts were received and the signs were posted. Board members had previously visited the site.

Keith Betensky, Attorney for the applicant, EL Farb, LLC, introduced Linda Einfrank, on behalf of the owner, and the project Architect, Theresa Beyer.

Mr. Betensky described the property and explained that this is an existing multifamily unit at the corner of Wildey and Storm Street. It was recently purchased by the owner and because the existing conditions do not meet the zoning requirements due to the lot size, variances are required to legalize it into a 3 family residence. They have decreased the number of units from 4 to 3, have re-designed the parking area and have responded to the Village Landscape Architect comments. They have also requested an interpretation from the Board that this is a legal, pre-existing, non-conforming condition and that variances should not be required. The applicant feels that the property should

be grandfathered. It appears that the property was used as a multi-family for 30 years; however, there is no legal documentation to support this use. In the alternative, the applicant is here to request area variances to legalize the existing dwelling so the owner can continue the use, have the variances approved, and return to the Planning Board for site-plan approval for a use as a three family residence.

Ms. Lawrence asked about the parking plan. Theresa Beyer, the project architect, advised that she has revised the plan to provide for 5 parking spaces to make it safer to pull in and out of the lot. Again, when the house was purchased, it was being used as 5 units. Plans were revised and they went down to 4 and now they are proposing 3 units. They have removed the studio on the second floor, which was undersized, and not code compliant. There are no increases in the footprint; they are losing a kitchen. She stated that the basement is no longer being used for livable space.

Ms. Lawrence asked if anyone in the public had any questions. No one appeared.

Mr. Pennella commented that the Town of Greenburgh property card in 1956, prior to the 1959 zoning that was adopted, lists the property building code as "210", which is a single family use. In December of 2010, a village code enforcement officer indicated in his notes to vacate the attic (3rd floor) immediately, since it was not a legal unit. Ms. Weisel asked if the unit was removed. Mr. Pennella said it was not clear if they vacated then. Ms. Rachlin said, even if they did, the unit was still in use. Mr. Pennella said the zone permits multi-family use.

Counsel Addona advised that the Planning Board reclassified this project as at Type II action since they are no longer proposing the 4 units and are reducing the number of units down to three. She advised the Board that they may vote on both the interpretation and the variance application this evening if they are inclined to do so.

Ms. Weisel wanted to know how much space was between the house and the parking area. Ms. Beyer said about 10 feet; the Planning Board requested the turnaround rather than tandem parking.

Ms. Lawrence moved, seconded by Ms. Weisel, to close the public hearing. All in favor. Motion carried.

Counsel Addona advised the Board that the interpretation before them is to decide whether this is a pre-existing non-conforming condition and does not require variances.

Ms. Lawrence does not feel that there is any legal proof that this was ever a legal multifamily structure. All the Board Members agreed.

Ms. Rachlin moved, seconded by Ms. Lawrence, to uphold the Building Inspector's determination that there is no documentation indicating that this was ever a legal multi-family use and therefore, the variances will be required to legalize the residence into a three family multi-family dwelling. All in favor. Motion carried.

Ms. Lawrence moved, seconded by Ms. Weisel, to re-open the public hearing. All in favor. Motion carried.

Ms. Beyer went through the variances listed in the public hearing notice and showed each of them on the plan she presented.

Counsel Addona noted that all of the variances except for the last three are due to existing conditions on the site and structure. The last 3 variances are required for the reconfiguration of the parking area which is improving existing conditions.

Ms. Lawrence asked if anyone had any comments.

Ms. Weisel moved, seconded by Ms. Rachlin, that the Board close the public hearing. All in favor. Motion carried.

Ms. Lawrence read through the criteria.

1. That no undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variance. *Ms. Lawrence stated that there is no undesirable change; the property is located in a multifamily district and they are decreasing the number of units from 5 to 3.*
2. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. *Ms. Lawrence stated that the benefit sought cannot be achieved by some other method considering lot size and the building as it stands.*
3. That the requested area variance is not substantial. *Ms. Lawrence stated that the variance is not substantial given the fact that this is small lot with a multi-family home and most of the homes on Storm Street and Wildey Street are also on small lots.*
4. That the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. *Ms. Lawrence stated that the property conforms to the neighboring properties.*
5. That the alleged difficulty was not self-created which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance. *Ms. Lawrence stated that the condition was self created but that does not preclude the granting of the variance.*

Ms. Weisel moved, seconded by Ms. Rachlin, that the variances be granted and Counsel Addona be directed to draft a resolution memorializing the discussion this evening and to include general standard conditions. All in favor. Motion carried.

CONTINUATION OF PUBLIC HEARING – Michael and Janiki Degen- 86 Crest Drive
Variance needed for additions and alterations to a single family home.

Ms. Lawrence noted that there were a number of letters received by the Board in support of this project, which are attached as “Exhibit A”. Ms. Lawrence read each of these letters into the record.

1. T.C. Meyappan, M.D. – 7 Hudson Place
2. Michael and Mary Fox – 78 Crest Drive
3. Hsi Yun Hsiung – 116 Highland Avenue
4. Karen and Bryan Wong - 85 Crest Drive
5. Brad and Tara Scheller – 174 Gunpowder Lane
6. Geoffrey & Tina Patsch – 96 Crest Drive

Sam Vieira, the project architect, appeared before the Board and advised that this project only requires one variance for the FAR. The number is above the maximum required but they are nowhere near the property setbacks and they meet impervious coverage and the light plane requirements. The allowable FAR for the R 7.5 zone is 2,925 S.F. They are proposing 4,458 S.F, which requires a FAR variance of 1,532 S.F.

Ms. Lawrence asked Mr. Vieira if he had done anything to reduce the variance from the last meeting. Mr. Vieira said he has not made any changes to the plan. He presented a collage of homes on Crest Drive and a streetscape offering a panoramic view of the home at street level (distributed to the Board by the Secretary just before the meeting) and also distributed the square footage of homes in the neighborhood as requested at the last meeting. He retrieved this information from the Greenburgh GIS system on-line and explained to the Board that these numbers are not FAR, they are the actual usable square footage. He referenced the property located at 96 Highland Avenue which 2,522 S.F. and the Bromberg residence at 93 Highland, across from 96 Highland, which is 2,893 S.F. In addition, he also explained that there is a potential of the property being subdivided since it is beyond a double lot. He showed a graphic of how two homes would look on this lot to give the Board a sense of the impact.

Mr. Vieira said that usually he is in a position where people are against projects. This is a unique situation since many neighbors are supporting this project. Many address concerns about potential re-development and feel that the proposed project will be an enhancement, not a detriment to the neighborhood. Mr. Vieira feels that there is a quirk in the code that was not meant to address this particular lot. The intent of the code was to prevent large homes being built on small lots. He does not believe the neighbors will be affected by this project and many of them have endorsed the project. This is a much larger lot than most in this zone.

Ms. Lawrence asked if anyone in the public would like to speak.

Jeff Meade, of 77 Crest Drive, referenced his email to the Board which he emailed to the secretary late this afternoon, after the office closed. He lives directly across the

street from the Degen's. He feels that to deny this application would be a disservice to the neighborhood. This is a double lot which could be subdivided and built out. He feels the code was written to prevent "Mc Mansions", but this is not the case with this project. It will add to the neighborhood. To hold it against a number in the code verses the actual intent he feels is not right.

Ms. Lawrence asked the Board Members if they had any questions.

Ms. Lawrence said that she was disappointed that a plan with a smaller FAR was not submitted. In terms of subdivision, even if the property was subdivided, the homes would still be subject to zoning compliance. She thanked the neighbors for the letters and understands that the Degen's are valuable to the community. As a Board member, however, she has to consider the impact of setting a precedent with regard to the FAR section of the code. The current code was adopted after a great deal of discussion and it is her responsibility to ensure that applications conform to the code for the most part. It is a huge lot but large houses are also unusual in the Crest. The applicant is proposing 3,700 S. F., which is a very big number.

Ms. Weisel said the variance requested is very large; the GIS information was helpful. The applicant is asking for 1,125 S.F. more than the largest house on Crest Drive. She too is concerned about setting a precedent. Visually, it is 3 stories, so it is radically different and altered. She feels that the Highland Avenue square footage examples given are not applicable.

Ms. Rachlin thinks it is much too large for this area and overwhelming.

Mr. Kim feels that the house looks more massive because it is up on the front edge of the existing house. He feels that it could be redesigned so it is not all to the street. There is too much bulk and it presents itself as a wider building. Mr. Vieira said it was purposely designed this way in order to use the topography.

Mr. Vieira said they will take a step back and re-group.

Mr. Pennella suggested that Mr. Vieira modify the roof slopes slightly which will decrease the amount of area counted in the far. Mr. Vieira said they have thought about this, but the height needs to be maintained for space.

Ms. Lawrence moved, seconded by Ms. Weisel, to continue the public hearing. All in favor. Motion carried.

NEW PUBLIC HEARING: James and Joann Nisco -164 Crest Drive

Variances needed for the conversion of a single car garage into storage space and a one story rear addition.

The following public hearing notice was provided at the meeting for the public:

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Tarrytown will hold a public hearing at **7:30 p.m. on Monday, July 9, 2018**, in the Municipal Building, One Depot Plaza, Tarrytown, New York to hear and consider an application by:

James and Joann Nisco
164 Crest Drive
Tarrytown, NY 10591

For variances from Chapter 305 of the Village of Tarrytown ("Zoning Code") for the conversion of a single car garage into storage and a one story addition to the rear of the home.

The property is located at 164 Crest Drive, Tarrytown, NY and is shown on the tax maps as Sheet 1.80, Block 53, Lot 17 and is in the R 10 Zoning District.

The variances sought are as follows:

Code Description	Permitted	Existing	Proposed	Variance Required
§305-20: Principal Building Coverage; Attachment 5, Column [8]	22%.	22%	31.2%	9.2% (756.2 s.f.)
§305-49: Impervious Coverage	37.25%	27.8%	45.2%	7.9% (660 s.f. above permitted)
§305-63 C.(3)(b): Parking in front yard setback	25 ft.	n/a	7.1 ft.	17.9 ft.
§305-63 C.(3): Parking in side yard setback	12 ft.	n/a	6.0 ft.	6.0 ft.

Documents are available for inspection in the Planning and Zoning Office at Tarrytown Village Hall. All interested parties are invited to attend and be heard.

Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

Additional approvals are required by the Planning Board and the Architectural Review Board.

By Order of the Zoning Board of Appeals

Lizabeth Meszaros
Secretary to the Zoning Board

The mailing receipts were received and the signs were posted. Board members visited the property.

Mr. Pennella advised the Board that there is a discrepancy with regard to the "parking in the side yard setback" variance. It was noticed for a greater variance based upon his interpretation of the code; however, Mr. Vieira, the project architect, thinks that it should

be a lesser variance. He just wanted to advise the Board of this in case they wanted to approve a lesser variance based upon their interpretation.

Counsel Addona advised the Board that they can reduce the setback for parking in the side yard by 5 feet. Mr. Vieira said, historically, the 5 foot setback has been a part of the plan review for many years. It allows parking in the side yard as long as it is not closer than 5 feet to the property line. It has been noticed at a greater variance as interpreted by Mr. Pennella, however, if the Board is comfortable with the parking space as delineated, it is not a concern to him or his client, Mr. Nisco.

Mr. Vieira introduced Jim Nisco, owner of 164 Crest Drive, and presented a plan of the proposed project. He said it is a typical ranch home in the Crest. An addition has been designed to incorporate a family room, master bedroom and a bath. The rear addition is 17.5 feet in the rear and 42 feet wide. It will allow for a small kitchen, one bedroom will become a den/office, the 2 bedrooms will remain for the kids with the bath and a master bedroom and large room for living room and formal dining area. The single car garage will be converted to laundry mechanical room, the front half will be storage with garage door. The architecture will change since they need a roof and will change the orientation of the roof. The roof will be a little bit higher and will not encroach upon the light plane.

Mr. Vieira presented the streetscape which shows a slight increase in the ridge height. The variances they need are for principal building coverage, impervious coverage, parking in the front yard, and then the side yard variance which was previously discussed at the beginning of the hearing. He advised that the curb cut stays as is and they are pushing the patio toward the rear to make room for the addition.

Counsel Addona advised that with regard to the side yard, the Board can determine they do not need it or go forward with the variance. If the Board feels they do not need the variance, it is within their purview to make that decision. The Board agreed to move forward and vote on the side yard variance as noticed and as interpreted by the Building Inspector.

Ms. Lawrence moved, seconded by Ms. Rachlin, to close the public hearing. All in favor. Motion carried.

Mr. Kim was concerned about the impervious coverage and asked if they could use a porous paver system. Mr. Pennella commented that permeable pavers systems are very expensive and require 2 feet of gravel and a gap between them and, in the winter, they are very difficult to maintain. The applicant is required to provide for stormwater retention (like a drywell) to manage it onsite in accordance with section 305-50 of the code for self-contained drainage.

Mr. Kim was more concerned about the runoff but is happy to hear that this is addressed at Planning. As long as the net decrease off site is 0 then they are good.

Counsel Addona advised the Board that this could be a recommendation to the Planning Board.

Counsel Addona advised that this is a Type II action under SEQRA, with no further environmental review required.

Ms. Lawrence read through the criteria.

1. That no undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variance. *Ms. Lawrence said that no undesirable change will be produced in the neighborhood.*
2. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. *Ms. Lawrence said this is the most feasible method.*
3. That the requested area variance is not substantial. *Ms. Lawrence does not feel that the variances are substantial.*
4. That the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. *Ms. Lawrence does not feel that there will be any adverse effects or impacts on the physical or environmental conditions in the neighborhood.*
5. That the alleged difficulty was not self-created which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance. *Ms. Lawrence stated that the condition was self created but that does not preclude the granting of the variance.*

Ms. Weisel moved, seconded by Ms. Rachlin, that the variances be granted and Counsel Addona be directed to draft a resolution memorializing the discussion this evening and to include general standard conditions. All in favor. Motion carried.

ADJOURNMENT

Ms. Weisel moved, seconded by Ms. Rachlin, and unanimously carried, that the meeting be adjourned – 8:55 p.m.

Liz Meszaros- Secretary

EXHIBIT A

Michael and Janiki Degen- 86 Crest Drive Application

Letters read into record from:

1. T.C. Meyappan, M.D. – 7 Hudson Place
2. Michael and Mary Fox – 78 Crest Drive
3. Hsi Yun Hsiung – 116 Highland Avenue
4. Karen and Bryan Wong - 85 Crest Drive
5. Brad and Tara Scheller – 174 Gunpowder Lane
6. Geoffrey & Tina Patsch – 96 Crest Drive

The Members of Zoning Board of Tarrytown,

I write this letter to the Board on behalf of my daughter, Janaki Degen M.D. and her husband Michael Degen M.D., living in 86 Crest Drive, Tarrytown, whose application for an extension of their house is up for review again by the board. Please reconsider their application in light of the following.

We are no strangers to Tarrytown. We love living in Tarrytown and are interested in its welfare. We came to Tarrytown 35 years ago, living first in a rented apartment belonging to Mr. Sam Viera Sr., and then bought our own at 7 Hudson Place- an Irving neighborhood. I worked at the Westchester Medical Center in Valhalla as an Anesthesiologist, and brought up my family in Tarrytown. My kids went through the Tarrytown School system, participated in all the local town activities, took part in the sports programs at the school and attended ballet classes conducted by Mrs. Kelly at the Ballet Theater of Westchester. They both are doing well as physicians. I owned the Subway franchise in Broadway in the 90s.

My daughter moved in after her education into Tarrytown 10 years ago. She got married at the Tarrytown House up on the hill, to a Urologist, Dr. Michael Degen, and are raising a family here. They have three children, two boys and a girl. The Degens contribute generously to Tarrytown programs, at the kids school, at the church, and at the local soccer clubs. They love their neighborhood and all the local facilities and would live there all their lives.

Their present house is getting very cramped with the kids growing up fast. Their kitchen is small, and their dining area is crowded. They have three small bedrooms for the five of them, the boys sleeping in one bedroom, on bunk beds without any privacy. Their Master Bedroom has no bathroom. They have one and a half bathrooms for all of them, and in the mornings there is line to use the bathrooms before they get ready to go work and school.

They are eager to increase their living space to accommodate their growing needs. Their plot of land is double the size compared to their neighbors and they have lot of open space behind the small house they live in. They have a great architect, Mr. Sam Viera, who cleverly increased the living area into attic, without expanding the building at the ground level, so as not to bother the neighbors. By the way their neighbors love them. I beseege the members to walk into their house to take a look at their cramped quarters. They will see how tight the spaces are.

Please reconsider my daughter's application and permit them to build the extension that they request.

Thanking you very much in anticipation.

Tarrytown Resident for 35 years.

T.C. Meyappan, M.D.
7 Hudson Place,
Tarrytown, 10591.



Liz Meszaros

From: Michael Raymond Fox <mediatale@gmail.com>
Sent: Sunday, July 08, 2018 7:15 PM
To: Liz Meszaros
Subject: 86 Crest Drive Proposed Alterations



To whom it may concern,

Our neighbors Michael and Janaki Degen at 86 Crest Drive, Tarrytown are applying for a building permit to renovate and expand their house. We are writing to inform you that we have reviewed the plans and fully support the proposed construction. We feel that the proposed construction will enhance their property and has the potential to keep the Degen Family in Tarrytown for many years to come. We have been residing at 78 Crest Drive since 2011 and the Degen's have been great neighbors! We also fear that if this property is sold to another owner, there is the potential to subdivide this lot. 86 Crest Drive is a double-lot.

Thank you,

Michael and Mary Fox
78 Crest Drive
Tarrytown, NY 10591

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Michael Fox
(914) 610-0951

Liz Meszaros

From: Shoe <shoein@gmail.com>
Sent: Sunday, July 08, 2018 6:47 PM
To: Liz Meszaros
Cc: 'Shoe'
Subject: 86 Crest Drive Expansion Plans



Dear Ms. Meszaros,

My name is Hsi-Yun Hsiung and I live at 116 Highland Avenue with my wife and 3 children. We have known the Degens (86 Crest Drive) since they moved here in 2009 and they have been wonderful neighbors.

I am writing with regards to their plans to increase their living space. I have looked over the plans and see no problem with their planned upgrade as I currently live next to two largest homes in the immediate area. They are a growing family with 3 children and would benefit tremendously with the updated space and they would not be blocking views or the sun from any neighbors.

They have plenty of room on their double lot for the plans and I hope you will consider approving their request. The current F.A.R limit would be for only one home – as their lot is big enough for two homes, I think their plans are more than reasonable.

Please let me know if you have any questions.

Thank you.

Hsi-Yun Hsiung
917-797-3137
shoein@gmail.com

Liz Meszaros

From: Karen Chow <karenchowwong@gmail.com>
Sent: Sunday, July 08, 2018 7:02 PM
To: Liz Meszaros
Cc: Bryan Wong; jdmey@aol.com
Subject: July 9 Zoning Board Meeting re: 86 Crest Drive



Dear Zoning Board Members,

We are writing in support of our neighbors, Michael and Janaki Degen, and their application for a variance to build an addition to their home at 86 Crest Drive.

We live directly across the street from the Degens and have known them since they moved in nearly a decade ago. Since that time we've seen them make numerous tasteful improvements to their property both inside and out, all of which have only ever enhanced the character of the neighborhood. In fact, we've had friends remark to us on how classy their house looks especially when decorated for the holidays.

Having reviewed the plans for their addition, we're confident that the addition will be in keeping with the stately character of their current property and will not in any way be a detriment to the neighborhood. On the contrary, the Degens have always been very conscientious about maintaining their property's appearance and the designs in no way seem too big especially when compared to some of the other large houses in the neighborhood.

Most importantly, we fear that we would lose the Degens and the sense of community they bring to our neighborhood should they be forced to move if the variance is not granted.

We have two kids similar in age to the Degens' kids and it's been such a joy watching them play and grow up together. Not only that, the Degens truly bring the neighborhood together by generously hosting frequent backyard gatherings for all the neighborhood families.

We would hate to see someone else take the property who doesn't have the Degens' simple yet elegant style. We would especially hate to see a contractor come in and build two houses on their double-lot property. Most of all, we would miss the Degens as our friendly neighbors!

For all these reasons, we feel the Degens' addition would only benefit the neighborhood and we urge the approval of their request for a variance.

Regards,

Karen and Bryan Wong
85 Crest Drive
Tarrytown, NY 10591
(914) 909-0281

Brad and Tara Scheller
173 Gunpowder Lane
Tarrytown, New York 10591

July 9, 2018

Zoning Board of Appeals
One Depot Plaza
Tarrytown, New York 10591



Re: Michael and Janaki Degen
House Renovation at 86 Crest Drive, Tarrytown, NY 10591

Dear Zoning Board of Appeals,

We write to you as 10-year Crest residents and also as close friends and neighbors of Michael and Janaki Degen, who reside three doors down the street from our home, at 86 Crest Drive. We understand that the plans for an addition to their existing house go before the Zoning Board of Appeals this evening and, accordingly, write this letter in full support of those plans.

Michael and Janaki have been meticulously planning and designing their home renovations for several years. We have seen the numerous iterations, reviewed the final design prints and share in their enthusiasm. Having a degree in mechanical engineering, I (Brad) can confidently say that their planned addition is well thought out, tastefully complements the existing aesthetic of the neighborhood (particularly those homes immediately adjacent to their own) and reasonably aligns with other renovations that we've seen in the Crest neighborhood.

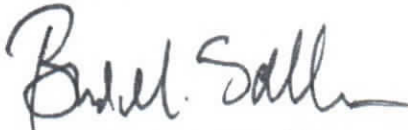
We are personally excited for the Degen family. With three young, active and growing children, their planned expansion is a wonderful opportunity for Michael and Janaki to achieve a house that they can call home as they raise their family. The Degen backyard is also a hub of the neighborhood—our three boys (Henry, Dexter and Edward) can often be found there playing soccer, football or some other game with the Degen brothers and other children from the neighborhood.

We have also gotten to know Michael and Janaki very well over the past several years and can very honestly vouch for their strong character and know without question that they care about their neighbors, the future of our neighborhood and the Tarrytown/Sleepy Hollow community at large. Janaki was born and raised in Tarrytown and, after finishing medical school, ultimately decided that Tarrytown would also be the place where she would raise her own family. I (Brad) have grown close with Michael – a Staten Island native – through years of volunteer soccer coaching together in Tarrytown and spending much time together at our respective homes.

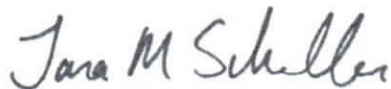
We trust Michael and Janaki in their judgment and fully support the planned renovation that they seek to make to their home. Our back deck looks directly onto the Degen property, and we are confident that Michael and Janaki's planned addition will have no adverse impact on our current neighborhood view. If anything, their renovated home will improve it.

Should you have any questions, please do not hesitate to contact us at brad.scheller@gmail.com, simplyswing@hotmail.com and/or (347) 668-6355.

Sincerely,



Brad M. Scheller, Esq.



Tara M. Scheller, 200 RYT, BC-DMT, NCC



Geoffrey & Tina Patsch
96 Crest Drive
Tarrytown, NY 10591
Home: (914) 631 9427
Mobile: (917) 499 8990
Email: geoffreypatsch@gmail.com



To whom it may concern:

We are writing to inform you that we are in full support of Michael and Janaki Deegan's architectural plans detailing their intentions to renovate their current house and property at 86 Crest Drive, Tarrytown, New York. We have been their next-door neighbor for over 7 years and our kids are good friends very often running between our yards to play. They are wonderful stewards of the neighborhood and we would much rather have them stay in our community and grow with us than to leave. We have had detailed conversations with them regarding their plans and we fully believe that the plans are within reason, tastefully designed and will contribute to value of all the neighboring properties in the Crest.

It is our pleasure to have them as our neighbors – and we want to ensure that they are given the opportunity to build their dream house in the Crest of Tarrytown.

If you have any questions or concerns, please do not hesitate to reach out to us directly.

Kind regards,
Geoffrey & Tina Patsch