

Donna Conkling

From: Bal1998 <bal1998@aol.com>
Sent: Friday, September 30, 2016 5:16 PM
To: Clerk's Department
Subject: To the Mayor and Board of Trustees: From Resident Susan Levine...about Zoning Laws and Side Setbacks on Small Lots

To the Mayor and Trustees:

This is a copy of a Letter I sent to Trustee Bill Stern about what has happened as a result of a large new house being built very close to our very small house..and the "law of unintended consequences"...

I am hopeful that the BOT will discuss Side Setbacks on Small Lots and changing the requirements to Increase the Side Setbacks sometime in the near future.

Thanks very much.

Susan Levine
Ardmore Road

From: Bal1998 <bal1998@aol.com>
To: stern.bill@yahoo.com
Sent: Friday, September 30, 2016 9:43 AM
Subject: From Resident Susan Levine...about Zoning Laws

Hello Bill....

As you know..the New House next to me ...at 15 Ardmore Road..was Built to the Maximum Square Foot amount permitted by law for the property size...and as Close to my property as possible...12 feet from our Joint Property line...

<<I now hear their Sprinkler System every night at around 5AM...a strange intermittent affair..
that makes a loud Whooshing sound every 20 seconds for 1/2 hour...

It wakes us up every night and keeps us awake..since our Bedrooms face that side area... so on lovely cool evenings..we have to sleep with our Windows Closed..

for the first time in 47 years...>>

Is the Village yet discussing Changing Side Setbacks for building homes next to other homes..on Small lots?

If the Side Setbacks were Increased...we might not be having this problem...

The BAR accepted these plans since they were within the law.

The Original Plans for the House had it 30 feet from the Property Line..but on the day before Demolition..New Plans were Submitted to the BAR showing the House only 12 Feet from our joint Property Line.

I was at another Village meeting on Leaf Mulching and could not attend the BAR meeting about the proposed change.

The Law of Unintended Consequences has now taken over.

And the new Owner now regrets moving so close to us...so he told the Builder..and he does not even plan to live in the house... But that does not help us at all.

It is now Rented for 10 months to a family who is renovating their Murray Hill home..and will be Sold after that.

*Please do follow up on plans to change Side Setbacks in areas where Lots are Small... to prevent the sort of thing that has happened to me...and really changed our quality of life..

<<To whom should I write about this matter?
I have already sent a letter to the BAR letting them know what their 12 foot side setback approval on our side has done..

Thanks very much...

Susan and Joe Levine
Ardmore Road