

*McAndrew*

Statement for ZBA application #20-30, 43 Yale Terrace Addition, Blauvelt

We are the owners of 47 Yale Terrace the abutting and only property that will be affected by granting of proposed variances. We would like to state we are not against approval of proposed variances but would like our concerns addressed if the Zoning Board grants approval. We are specifically concerned about column 9, minimum side yard setback being reduced to 11.37'.

Most property side yards abut each other and are seldom used due to narrow width. In our case the side yard of 43 Yale Terrace abuts the back yard of our property at 47 Yale Terrace so the structure is much closer than normal backyard setbacks. Presently the paved driveway of 43 Yale Terrace is only a couple feet off property line – See Photo "A".

If Zoning Board grants variance approval, we request the following be considered as conditions of approval:

1. The existing 6' high PVC solid privacy fence between the two properties (see Photo "B") be extended in kind from where it currently stops to a point just past the proposed building addition. Fence should be installed to existing tree buffer in photo "C".
2. The 6' High fence be installed prior to building work commencing as I have two young boys who play in our backyard area. This is a safety concern.
3. The two large buffer trees between our properties towards Yale Terrace (see Photo "C") be left in healthy condition and not pruned to the point of having an adverse effect to tree health. These trees currently are on our property providing a large buffer, but branches do overhang on to 43 Yale Terrace. Our concern is that they will be pruned to the point of no return leaving us with additional cost of removal and a void where a natural vegetative buffer existed.

Thank You for the above consideration.

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Photo "A" – Present Property Line/ View,  
approximate property line in red



Photo "B" – Privacy fence at NW corner to be extended in kind.



Photo "C" – Present tree buffer along property line

