

ZONING BOARD OF APPEALS VILLAGE OF MOTEBBELLO

NARRATIVE SUMMARY

Property: 158 Spook Rock Rd, Suffern, NY 10901

The applicant is seeking a variance to allow an installed six-foot fence, instead of the maximum permitted of 4 feet, in the front and street facing yards.

A fence or wall not more than four feet in height above average existing grade is permitted along any lot line and no more than six feet in height above average existing grade along that part of any lot line behind the required front yard.

The variance is sought for a number of reasons.

1. This property is unique as, while the property is on Spook Rock Road, the house faces to the side. Thus, owners will be using the front lot as a regular lot owner would be using the side and back lots.
2. The owners/residents of the property are 74 and years old, and are moving from Brooklyn, New York. They choose this fence height as they are scared to be on a main road without a fence tall enough to prevent and deter animal and human intruders. Especially given that this is a main road, which has minimal streetlights and is very dark at night. The homeowners are watching grandchildren quite often, there have been numerous bears on the property (Videos Provided) which poses a dangerous risk to children who will be playing on the property.
3. To uninstall the existing six-foot fence, and reinstall a four-foot fence will be an estimated cost of: \$75,000 which would cause great economic harm to owners

In conclusion, the requested front and side yard fence height variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. It is based on unique circumstances, impacting only the property in question and not extending to the surrounding neighborhood. The variance won't alter the essential character of the neighborhood. Further the requested yard fence height variance, is not substantial, afford benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community.

Update to narrative 6/18/25:

As per the minutes of the last meeting we will promptly submit for the COA as directed by the board.

As requested by the board, updated plans were submitted, showing the distance of the fence to the property lines

Note: the ZBA agenda misstates the height of the fence as 8', the correct height is 6'.

We appreciate the board's consideration in this matter and are looking forward to resolving this in a timely matter.

Thank you