



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
914-734-1080

Michael Fleming
Chairman

Wai Man Chin
Vice-Chairman

Chris Beloff
Frank Franco
Michelle Piccolo Hill
Benito Martinez
Thomas Walsh

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

You are invited to a Zoom webinar.
When: May 16, 2024 07:00 PM Eastern Time (US and Canada)
Topic: 2024 May 16 Zoning Board Meeting

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/87541262511?pwd=M0hVUjJaWXB5SDJNKzhxbEdxUld5QT09>

Passcode: 303534

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+19292056099, 87541262511#, *303534# US (New York)

+16469313860, 87541262511#, *303534# US

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AGENDA.....ZONING BOARD OF APPEALS
Town Hall – 1 Heady Street
Cortlandt Manor, NY 10567

Work Session – Thursday, May 16, 2024 at 6:30 PM

1. Discuss Agenda for the Regular Meeting

Regular Meeting – Thursday, May 16, 2024 at 7:00 PM *

1. Pledge to the Flag and Roll Call
2. Adoption of the Meeting Minutes for April 18, 2024

3. OLD BUSINESS

A. Case No. 2023-17 Application of Parth Patel for an interpretation of the Zoning Ordinance appealing the denial of a building permit for a new one-family residence for property located at 41 E. Hill Road.

4. NEW PUBLIC HEARINGS

A. Case No. 2024-4 Application of John Lentini, R.A., on behalf of Edison Ruilova, for area variances for a proposed garage in the front yard and for an existing shed located in the front yard at 4 Travis Lane.

B. Case No. 2024-5 Application of Carly Sheck for area variances, a front yard setback variance for a proposed addition to a single-family residence and a side yard variance for an existing shed located at 106 Hickory Street.

**Regular meeting to begin at conclusion of the work session*

NEXT REGULAR MEETING THURSDAY, JUNE 20, 2024

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

ZONING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
April 18, 2024
7:00 p.m. - 7:07 p.m.

April 18, 2024

MEMBERS PRESENT:

Michael Fleming, Chairman

Chris Beloff, Member

Frank Franco, Member

Benito Martinez, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

ABSENT:

Wai Man Chin, Vice-Chairman

Michelle Piccolo Hill, Member

Thomas Walsh, Member

1 April 18, 2024

2 (The board meeting commenced at 7:00 p.m.)

3 MR. MICHAEL FLEMING: All right, I'd
4 like to call to order the April 18, 2024 meeting
5 of the Town of Cortlandt Zoning Board of Appeals.
6 To start, as is my practice, I'd like to invite
7 anybody present who wishes to join me in the
8 Pledge of Allegiance.

9 MULTIPLE: I pledge allegiance to the
10 flag of the United States of America and to the
11 Republic for which it stands, one nation under
12 God, indivisible, with liberty and justice for
13 all.

14 MR. FLEMING: All right, thank you, and
15 Chris, start with the roll call?

16 MR. CHRIS KEHOE: Mr. Martinez?

17 MR. BENITO MARTINEZ: Here.

18 MR. KEHOE: Mr. Franco?

19 MR. FRANK FRANCO: Here.

20 MR. KEHOE: Mr. Fleming?

21 MR. FLEMING: Here.

22 MR. KEHOE: Mr. Beloff?

23 MR. CHRIS BELOFF: Here.

24 MR. FLEMING: Mr. Chin, Ms. Piccolo Hill

1 April 18, 2024

2 and Mr. Walsh noted as absent.

3 MR. FLEMING: Thank you. All right, has
4 everyone had an opportunity to review the meeting
5 minutes? Yes?

6 MR. BELOFF: Yeah.

7 MR. FLEMING: All right, can I have a
8 motion?

9 MR. FRANCO: I make a motion to approve
10 the meeting minutes for March 21, 2024.

11 MR. MARTINEZ: Second it.

12 MR. FLEMING: All in favor?

13 MULTIPLE: Aye.

14 MR. FLEMING: No, no opposition, so the
15 meeting minutes are, are granted. On old
16 business, case number 2023-17, the application of
17 Parth Patel for interpretation of a zoning
18 ordinance, that matter has been adjourned to the
19 May meeting. The date on that is, what's the date
20 for the May meeting?

21 MR. KEHOE: The 16th.

22 MR. FLEMING: May 16th. The date on that
23 is May 16, 2024. So there will be a -- that will
24 be on the agenda for that meeting. We do have a

1 April 18, 2024

2 piece of new business, and Mr. Franco, I think
3 this is yours.

4 MR. FRANCO: Yeah, this is case number
5 2024-3, for the address of 13 Tommy Thurber Lane
6 for a front yard setback for a proposed portico
7 over the existing entry. I will invite the
8 applicants to come up and walk through their
9 case.

10 MR. FLEMING: When you get there, just
11 give us your full name, your address and then
12 feel free to say anything you want to say and
13 we'll go from there.

14 MR. JOE DURAES: My name is Joe Duraes
15 and I live at 13 Tommy Thurber Lane in Montrose.

16 MR. FLEMING: Okay.

17 MS. JENNIFER DADDIO: My name is
18 Jennifer Daddio and I also live at 13 Tommy
19 Thurber Lane in Montrose.

20 MR. FLEMING: Thank you.

21 MR. DURAES: And we are planning to
22 build a portico in front of our, you know, front
23 door. And this is something that we wanted to do
24 for many years and we're finally in a position to

1 April 18, 2024

2 do it. And that's why we're here.

3 MR. FRANCO: Okay. We've reviewed the
4 case, and, you know, what we generally do is take
5 a look at it relative to our standard five
6 factors. So we don't, you know, one of the things
7 is can the benefit be achieved by some other
8 means, and the portico is the portico so I don't
9 think that there's a way to do it any other way.
10 Judging from the pictures and your house, I don't
11 think it would create an undesirable change to
12 the neighborhood. It's not, from my opinion, it
13 doesn't appear to be a substantial request and
14 the steps are already there.

15 MS. DADDIO: Mm-hmm.

16 MR. FRANCO: So you're not creating a
17 setback greater than what's already present.

18 MS. DADDIO: Correct.

19 MR. FRANCO: It won't have, in my
20 opinion, an adverse physical -- it won't have an
21 adverse physical or environmental effect and yes,
22 it's self created, but it's not the end of our
23 decision. So from my viewpoint, I don't see a
24 problem with it, but I'll open it up to my

1 April 18, 2024

2 colleagues, if they have any comments or
3 questions they want to ask.

4 MR. BELOFF: I'm going to -- no, I'm
5 fine. I agree with everything.

6 MR. MARTINEZ: Yeah, it's a fair
7 request, so I have no problem with it.

8 MR. DURAES: Thank you.

9 MS. DADDIO: Thank you.

10 MR. FLEMING: All right, well I --

11 MR. FRANCO: Before we go any further,
12 does anybody -- we don't have anyone on the
13 phone, right?

14 MR. KEHOE: No one is on the Zoom.

15 MR. FRANCO: The Zoom.

16 MR. FLEMING: Yeah, just to follow up, I
17 mean I also feel the same way. You know, there
18 are five factors we have to consider when we
19 grant these variances. I don't think any of them
20 create an opposition for you to go forward with
21 this. So I also don't have a problem. In light of
22 that, I think we probably just need a motion.

23 MR. FRANCO: Okay. So --

24 MR. FLEMING: Unless you've got anything

1 April 18, 2024

2 else you want to add.

3 MR. FRANCO: Well, I think first I make
4 a motion to close the public hearing.

5 MR. FLEMING: Sure. All in favor? Oh, we
6 need a second.

7 MR. MARTINEZ: I second it.

8 MR. FLEMING: All in favor?

9 MULTIPLE: Aye.

10 MR. FLEMING: All right, the public
11 hearing is now closed.

12 MR. FRANCO: Okay. So I make a motion to
13 approve the variance for three feet which is 8.6
14 percent for case number 2024-3 for the variance
15 of the portico over the front entry. This is a
16 SEQR type II, no further compliance is required.

17 MR. FLEMING: I need a second.

18 MR. MARTINEZ: I second it.

19 MR. FLEMING: All in favor?

20 MULTIPLE: Aye.

21 MR. FLEMING: All right, so ordered. And
22 do we have -- tonight will we be able to give
23 them a copy of --

24 MR. KEHOE: No, we create a document

1 April 18, 2024

2 called the decision and order, which given the
3 simplicity of the case, we already have. But I
4 have to get it to the code enforcement director,
5 we have to file it. You'll get a copy of it in
6 the mail and then allows Martin Rogers to proceed
7 with issuing his building permit or continuing to
8 review. So look for this document in the mail in
9 the next couple of days.

10 MS. DADDIO: Okay.

11 MR. FLEMING: Thank you, Chris.

12 MS. DADDIO: Thank you so much.

13 MR. FLEMING: Good luck.

14 MR. DURAES: Thank you.

15 MS. DADDIO: Thanks.

16 MR. FLEMING: All right.

17 MR. FRANCO: Okay. There's nothing else,
18 right?

19 MR. FLEMING: There's nothing else on
20 the agenda, so can we --

21 MR. FRANCO: I make a motion to close --

22 MR. FLEMING: The hearing.

23 MR. FRANCO: -- the hearing until what,
24 May 16th?

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April 18, 2024

MR. FLEMING: May 16, 2024.

MR. MARTINEZ: I second it.

MR. FLEMING: All in favor?

MULTIPLE: Aye.

MR. FLEMING: No opposition, the meeting
is closed, thank you everybody.

MR. FRANCO: All right.

(The public board meeting concluded at
7:07 p.m.)

CERTIFICATE OF ACCURACY

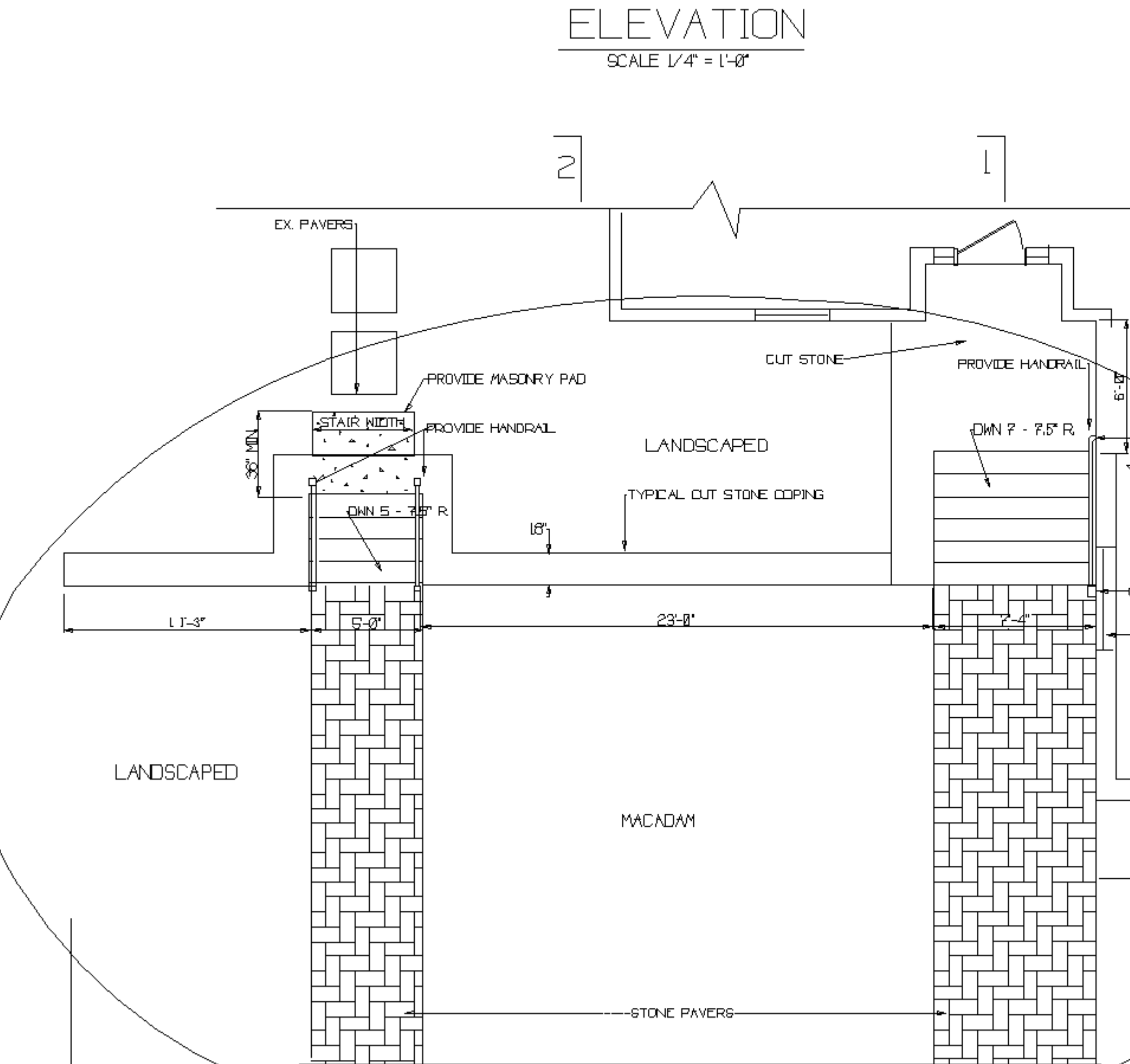
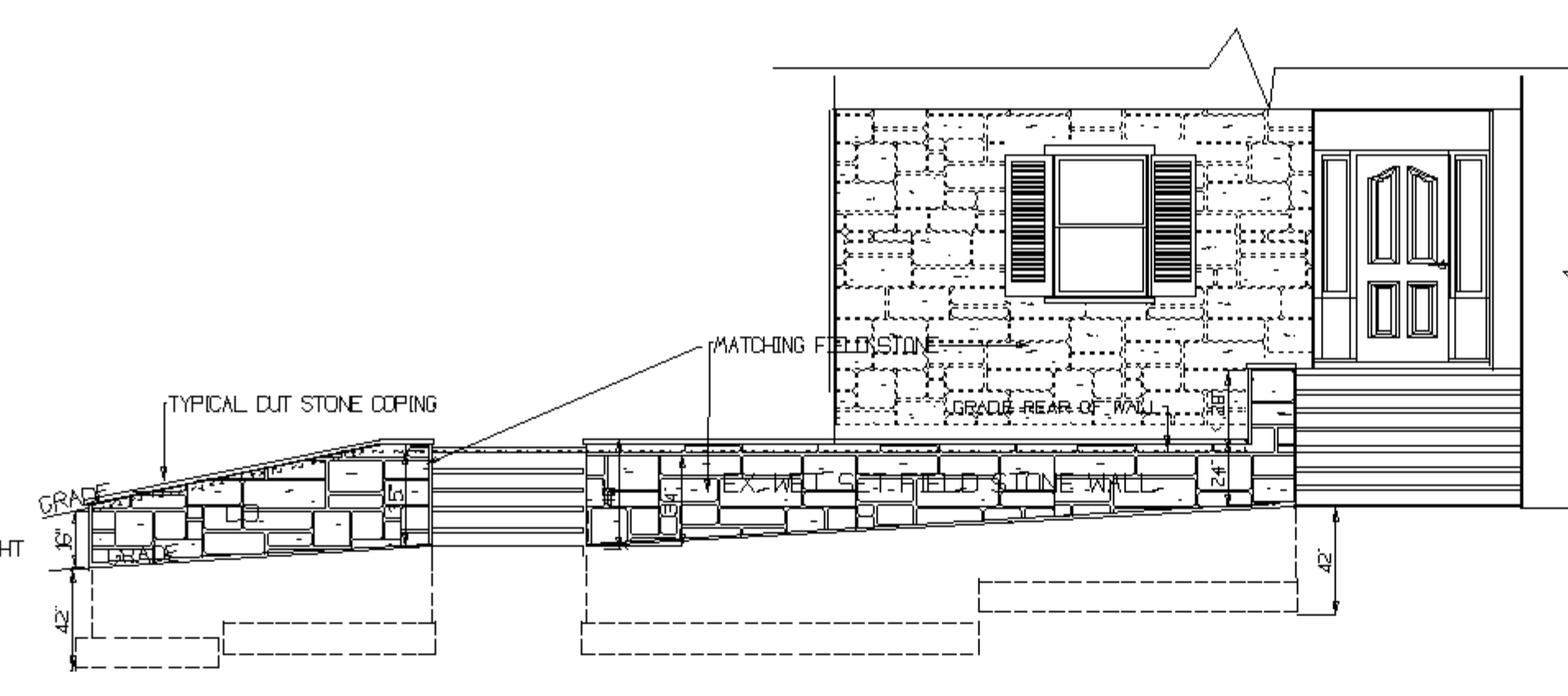
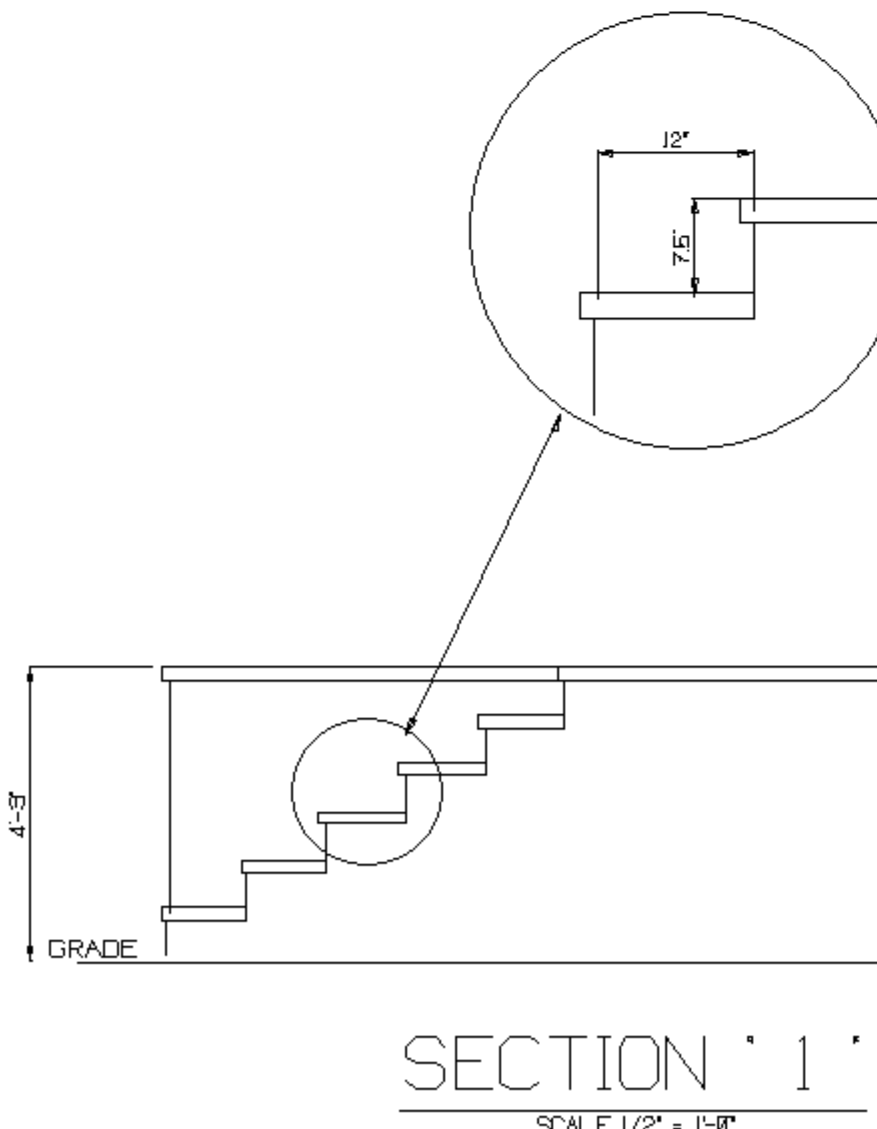
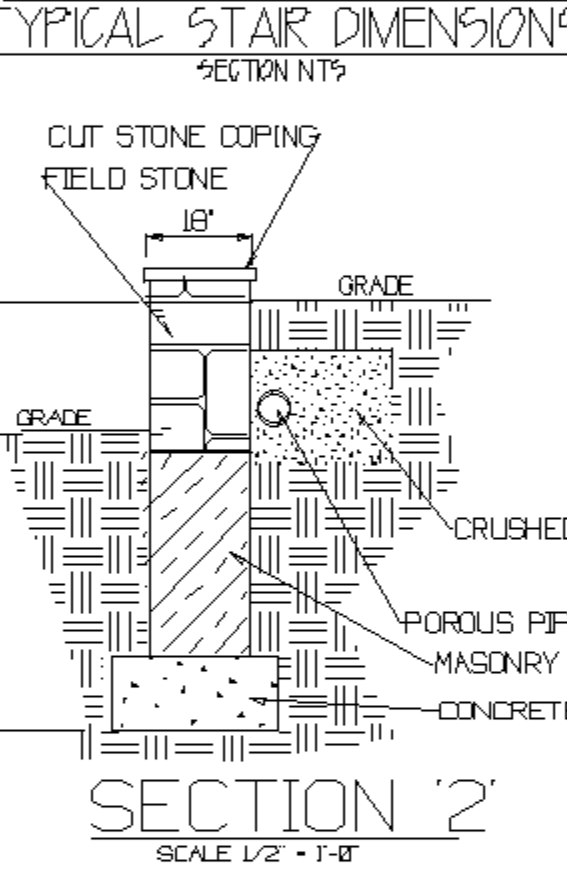
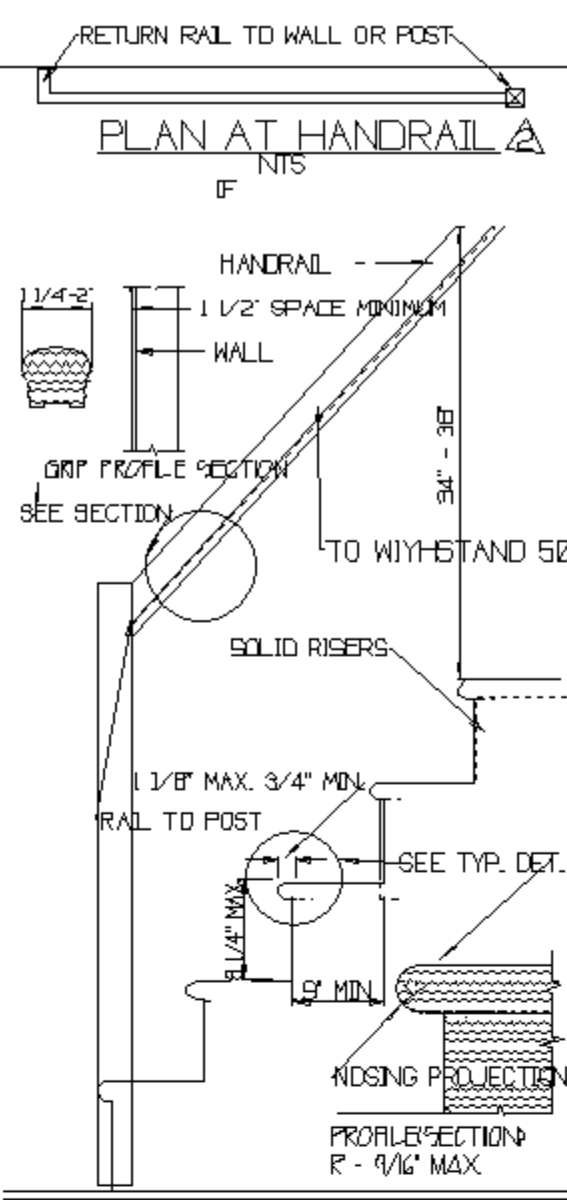
I, Claudia Marques, certify that the foregoing transcript of the Zoning Board meeting of the Town of Cortlandt on April 18, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: May 1, 2024

GENEVAWORLDWIDE, INC
228 Park Ave S - PMB 27669
New York, NY 10003



HANDRAILS FOR STAIRS

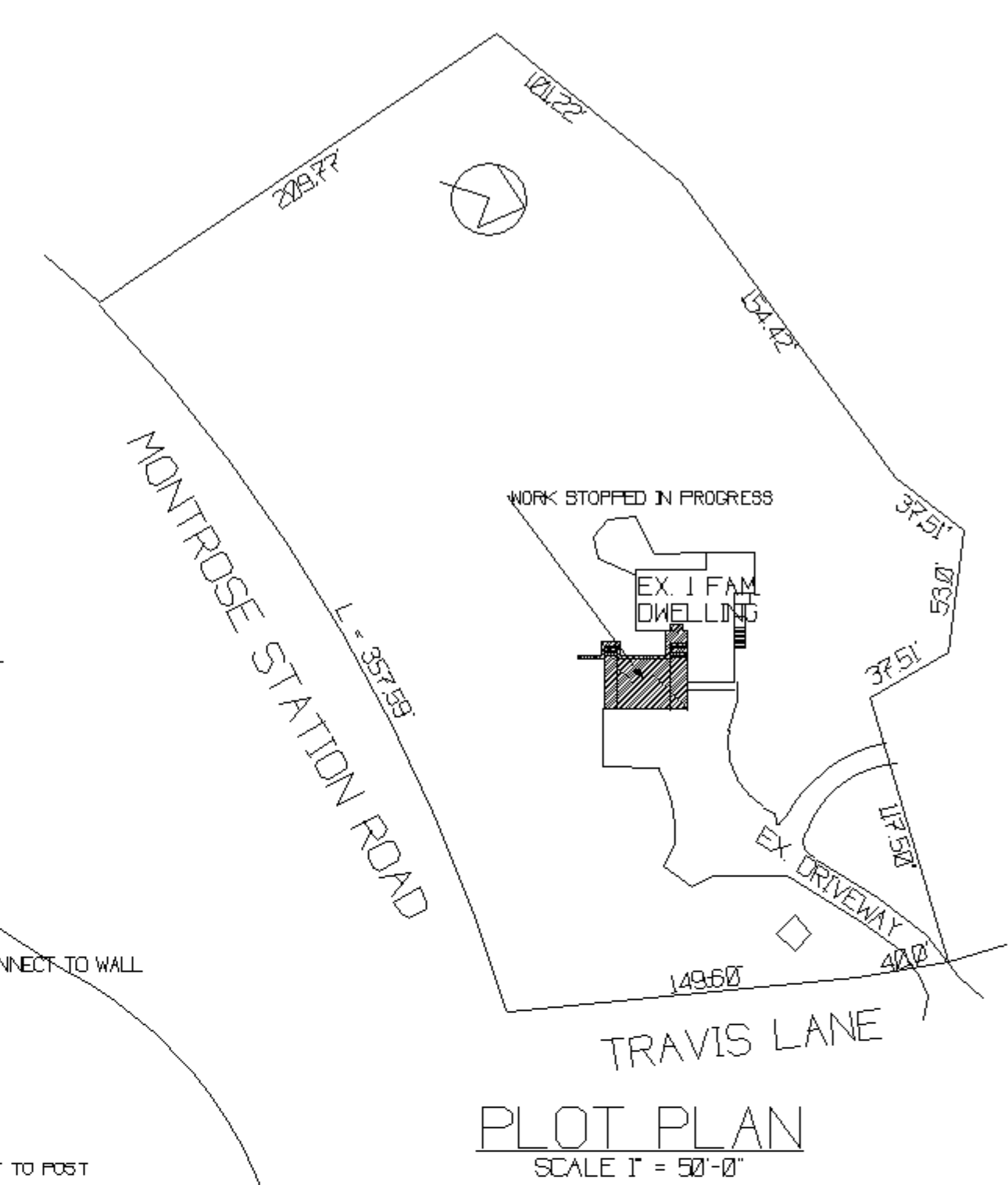
- HANDRAILS SHALL BE PROVIDED FOR ALL STAIRS IN ACCORD WITH THE NYS BUILDING CODE.
- HANDRAILS SHALL BE 34 INCHES TO 38 INCHES ABOVE THE STAIR NOSINGS.
- HANDRAILS TO BE CONTINUOUS.
- HANDRAIL GRASPABILITY TO TYPE I CIRCULAR NOT LESS THAN 1 1/4" AND NOT GREATER THAN 2".
- HANDRAILS TO BE 1 1/2" CLEAR FROM WALL OR OTHER OBSTRUCTION.
- HANDRAILS TO RETURN TO WALL OR TERMINATE AT A POST. OPEN ENDED RAILS PROHIBITED.
- HANDRAILS THAT ALSO SERVE AS GUARD RAILS TO CONFORM TO ALL APPLICABLE GUARD RAIL CODES.

GUARDS

Guards required. Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Guard opening limitations. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches (102 mm) or more in diameter.

EXPOSURE CRITERIA												CODE REVIEW NYS 2020 RESIDENTIAL CODE EFFECTIVE 5/12/2020											
GROUND SNOW	WIND EFFECT	SEICHE	ICE LOADS	ICE DAMPS	SEICHE	POTENTIAL FOR DAMAGE FROM WATER IN CONTACT WITH SURFACES	WEATHERING PREP TIME	TEMPERATURE	WIND SPEED	FLOOR LOADS	AIR FREEZE	MINIMUM TEMP.											
30	SPECIAL AND REGION	NO	YES	NO	C	SEVERE	42'	MODERATE TO HEAVY	7	YES	NO	1500 OR LESS	51.6										



GENERAL NOTES

NOTE: IT IS UNLAWFUL TO ALTER THIS DRAWING UNLESS ACTING UNDER THE DIRECTION OF A LIC. DESIGN PROFESSIONAL (DESIGNER).

NOTE: CONTRACTORS ARE RESPONSIBLE FOR CHECKING PLANS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER IN WRITING BEFORE THE COMMENCEMENT OF ANY WORK. THE DESIGNER WILL PERFORM REVISIONS THAT MAY BE NEEDED TO RESOLVE CONFLICTS.

THE ARCHITECT SHALL BE NOTIFIED IN WRITING IF A PERMIT CONDITION REQUIRES ARCHITECT TO SUPERVISE WORK OR PERFORM INSPECTIONS.

NOTE: THE OWNER AND CONTR. ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS.

NOTE: CONTRACTOR IS REQUIRED TO SCHEDULE ALL REQUIRED INSPECTIONS.

SOIL BEARING NOTE

NOTE: THE SOIL AT THE BOTTOM OF FOOTING IS ASSUMED TO BE DRY SAND WITH THE BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT.

INSPECTION NOTE

NOTES DO NOT PLACE CONCRETE FOR FOOTINGS PRIOR TO THE INSPECTION OF SUBSOILS, FORMS AND REINFORCING BY THE JURISDICTION CODE ENFORCEMENT OFFICER AND THE DESIGNER.

COMPLIANCE NOTE

REQUIRED WORK TO BE PERFORMED IN ACCORD WITH THE RULES AND REGULATIONS OF THE STATE OF NEW YORK, LOCAL CODE ENFORCEMENT COUNTY HEALTH DEPARTMENT, OCCUPATIONAL SAFETY AND HEALTH STANDARDS "OSHA" FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926) AND THE NEW YORK STATE ENERGY CODE.

PLAN COMPLIANCE NOTE

THIS PLAN AND CONDITIONS ILLUSTRATED CONFORM ALL APPLICABLE CODES INCLUDING THE YORK NEW STATE ENERGY CODE.

LEGALIZATION NOTES

LEGALIZATION OF EXISTING CONDITIONS INVOLVING PLUMBING OR ELECTRICAL WORK ARE REQUIRED TO BE CERTIFIED BY LICENSED PLUMBER/ELECTRICIAN IF REQUIRED BY THE JURISDICTIONAL AUTHORITY. ALL CONDITIONS SHOWN ARE PRESENTLY PLUMB LEVEL AND STRUCTURALLY SOUND.

THERE IS NO WORK REQUIRED UNLESS SPECIFICALLY INDICATED ON THIS PLAN.

SMOKE AND CO DETECTOR REQUIREMENTS

SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED AND MAINTAINED IN ACCORD WITH NYS CODES AND PER PLAN. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH LEVEL WHERE THERE IS A SOURCE OF CO EMISSION.

A CO DETECTOR IS REQUIRED WITHIN 15 FEET OF EVERY BEDROOM. A SMOKE DETECTOR IS REQUIRED IN EVERY BEDROOM AND WITHIN 10 FEET OUTSIDE OF EVERY BEDROOM AND ON EVERY LEVEL OF HOME.

LICENSED TRADE CONTRACTOR REQUIREMENT

ANY REQUIRED PLUMBING AND/OR ELECTRICAL INVOLVING REQUIRED CERTIFICATIONS TO BE WORK PERFORMED BY LICENSED AND INSURED TRADE CONTR.

SITE AND ADDITION NOTE

SITE WORK LAYOUT MAY REQUIRE A STAKE-OUT BY A LICENSED SURVEYOR. THE CONTRACTOR TO CONSULT AN EXISTING SURVEY, SITE STAKE-OUT OR OTHER MEASURES THAT WORK DOES NOT ENROACH ANY ADJOINING PROPERTY OR REQUIRED SET BACKS.

CUT STONE PAVER / TREAD NOTES

- PAVER / TREAD STARTIC COEFFICIENT MINIMUM 0.05
- STORE STONES LEVEL ON PALLETS COVERED.
- INSTALLATION ONLY BETWEEN 50 F-90 F.
- PREVENT TRAFFIC ON FINISHED FLOOR FOR 72 HOURS.
- DINNER TO APPROVE COLOR.
- PROVIDE MEDIUM BED LATEX PORTLAND CEMENT MORTAR WITH LIQUID LATEX ADDITIVE.
- PROVIDE SCUFF AND SLIP RESISTANT SILICONE SEALER.

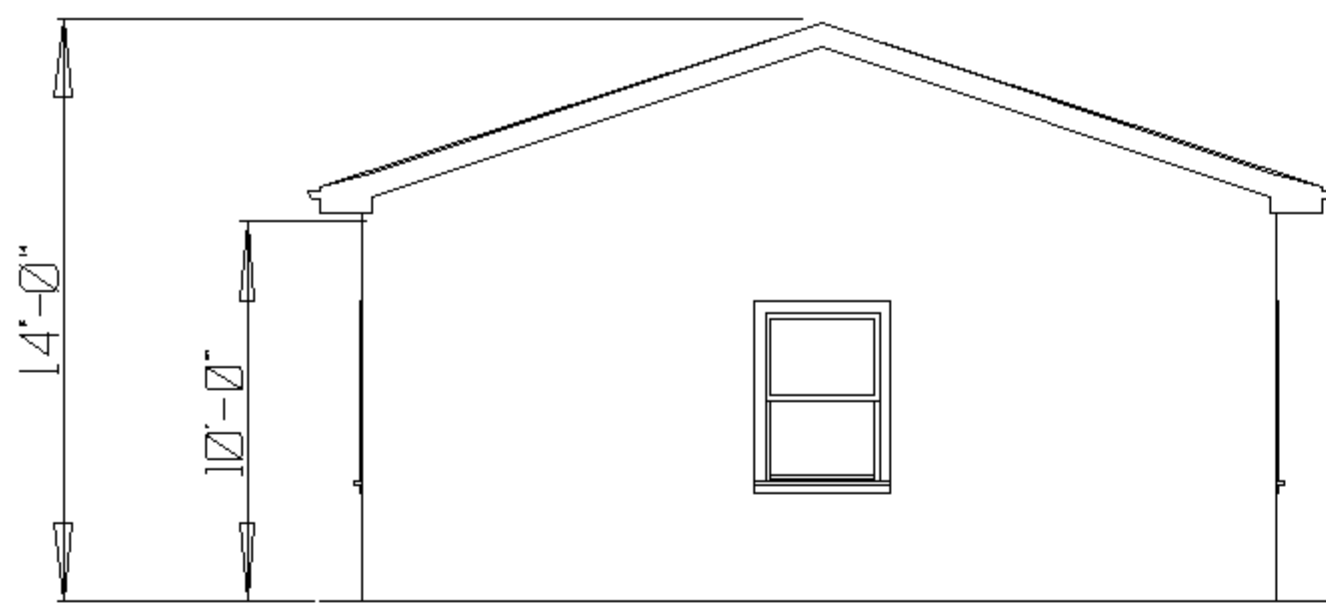
A23-691

REVISION	DATE	DESCRIBE	BY
CLIENT EDISON RUILOVA C/O JOSE L. CONSTRUCTION INC. LOCATION 4 TRAVIS LANE MONTROSE, NY			
4320 - 3 - 6, R-80 ZONE, 98,313 SF			
DRAWING DATE 7/10/2023 BY JLG			
PLAN OF WORK IN PROGRESS			
JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 10567-1614 PHONE (914) 737-2890			
EMAIL PENCILBASE@AOL.COM			
DRAWING NUMBER 03323			

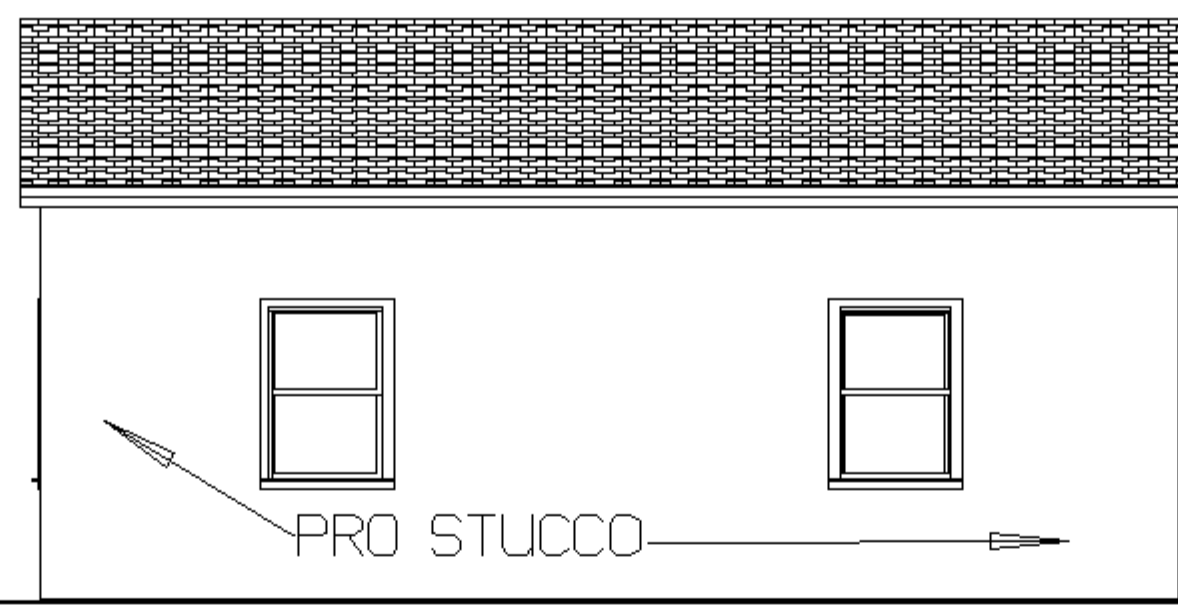
REAL SIGNATURE

A-1

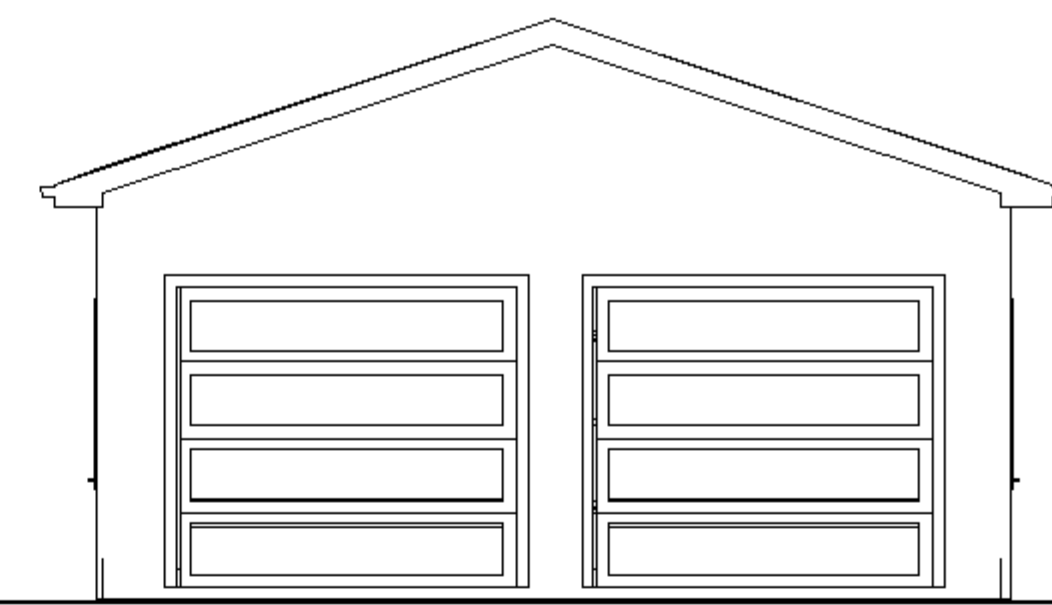
SHEET 2 OF 4



REAR ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATIONS
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"

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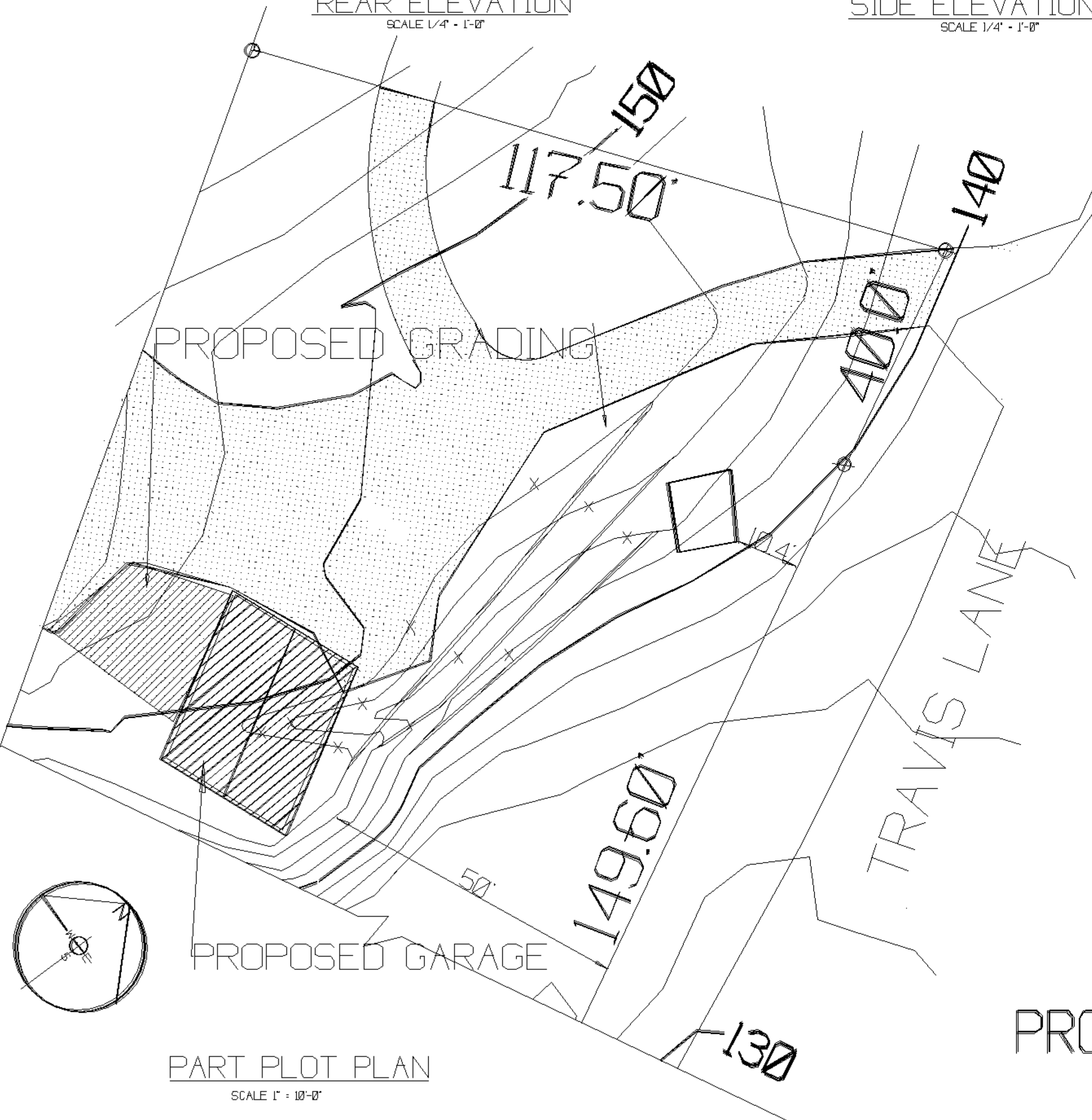
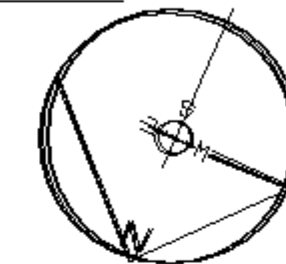
INSPECTION NOTE
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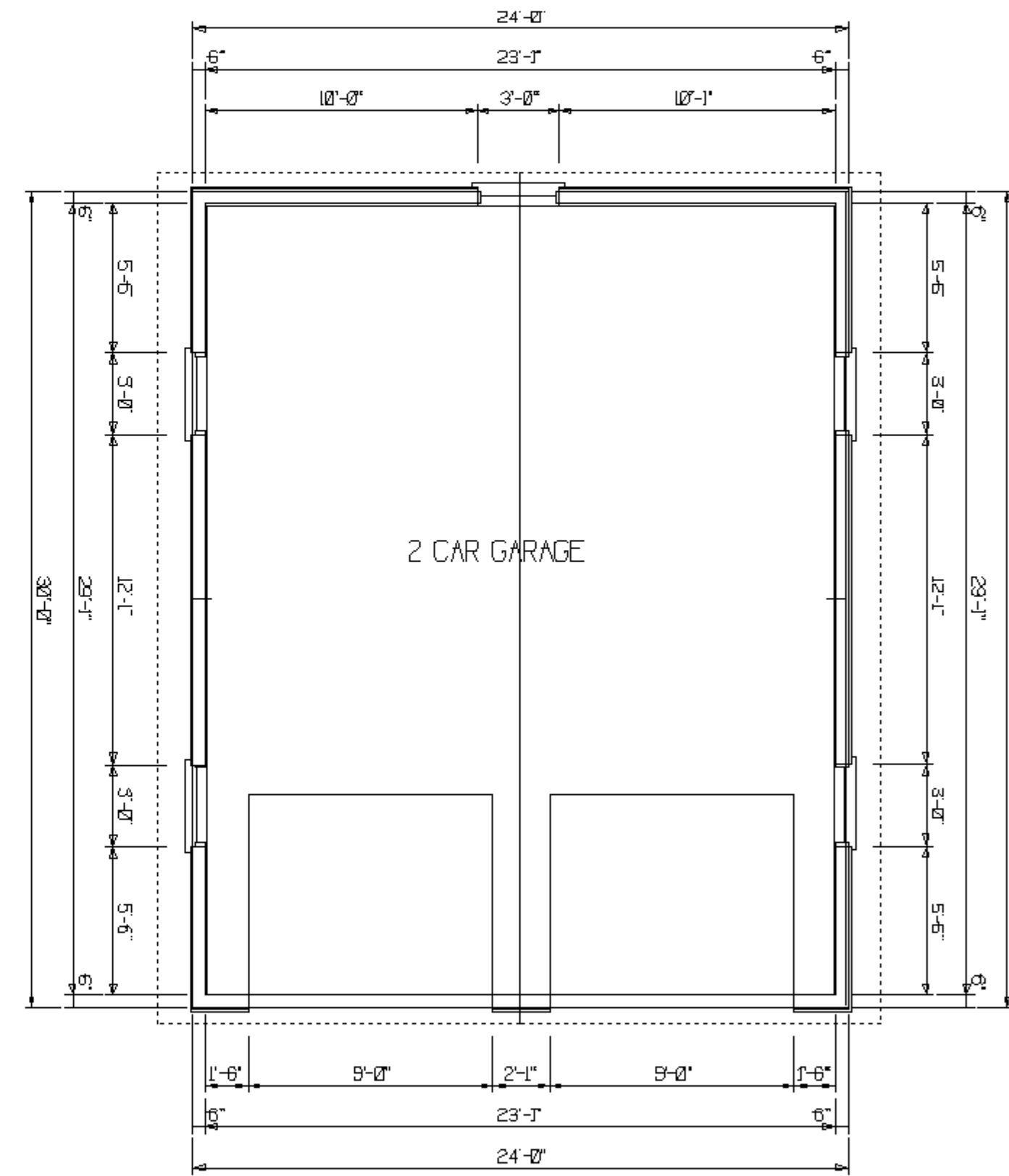
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PROPOSAL IS SUBJECT TO ZONING BOARD REVIEW



PART PLOT PLAN
SCALE 1" = 10'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"

PROPOSED 2 CAR GARAGE

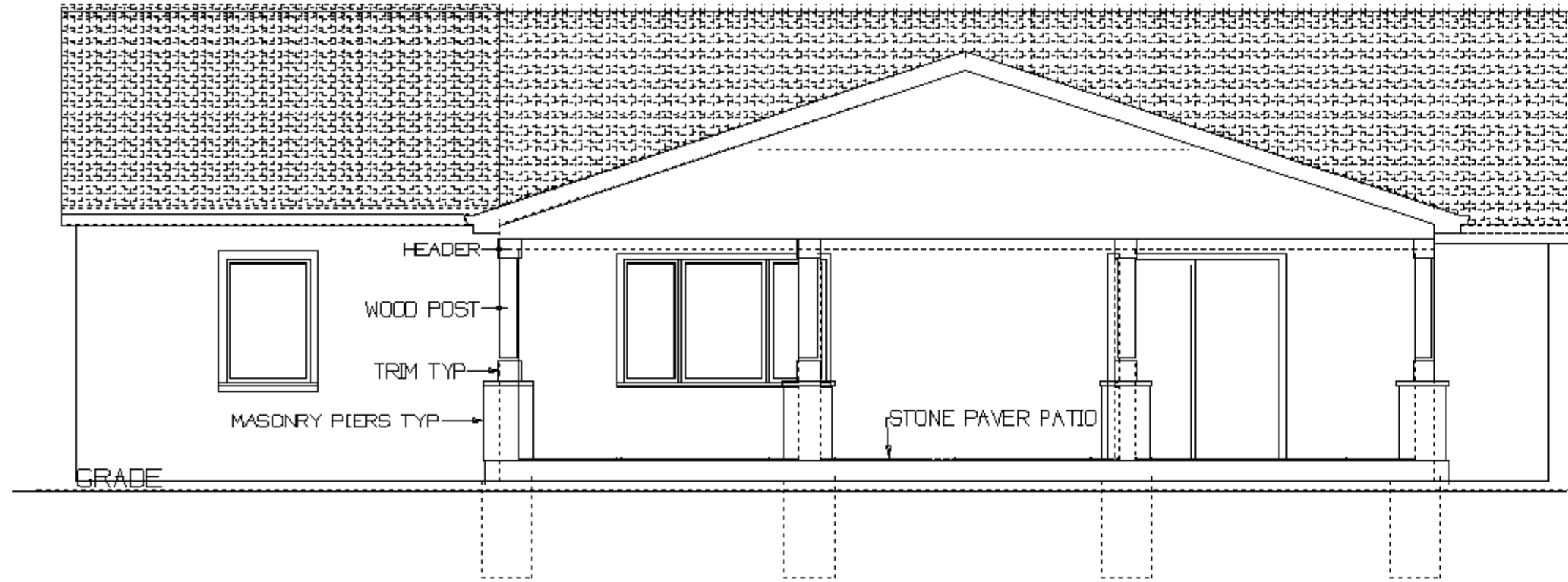
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		LOCATION 4 TRAVIS LANE MONTROSE, NY	
		4320 - 3 - 6, R-80 ZONE, 98,313 SF	
		DRAWING DATE 2/20/2024 BY JL/gk	
		GARAGE PLAN	
		JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 10567-4614 PHONE (914) 737-2890	
		EMAIL PENCILBASE@AOL.COM	
		SEAL SIGNATURE	DRAWING NUMBER 03323



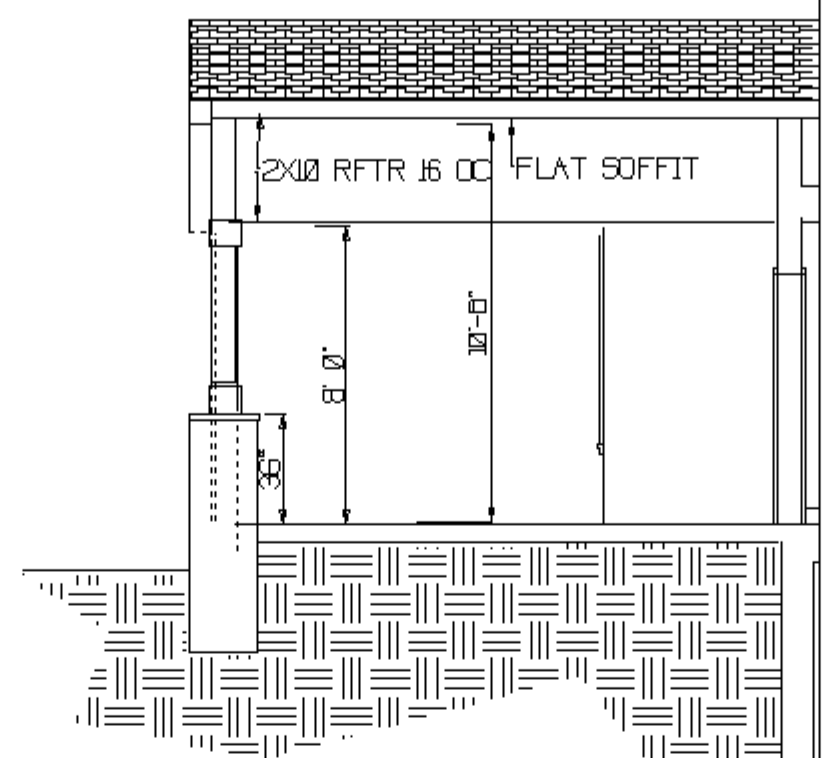
A-2

EXISTING ROOF OVER OPEN PATIO AT REAR OF HOUSE

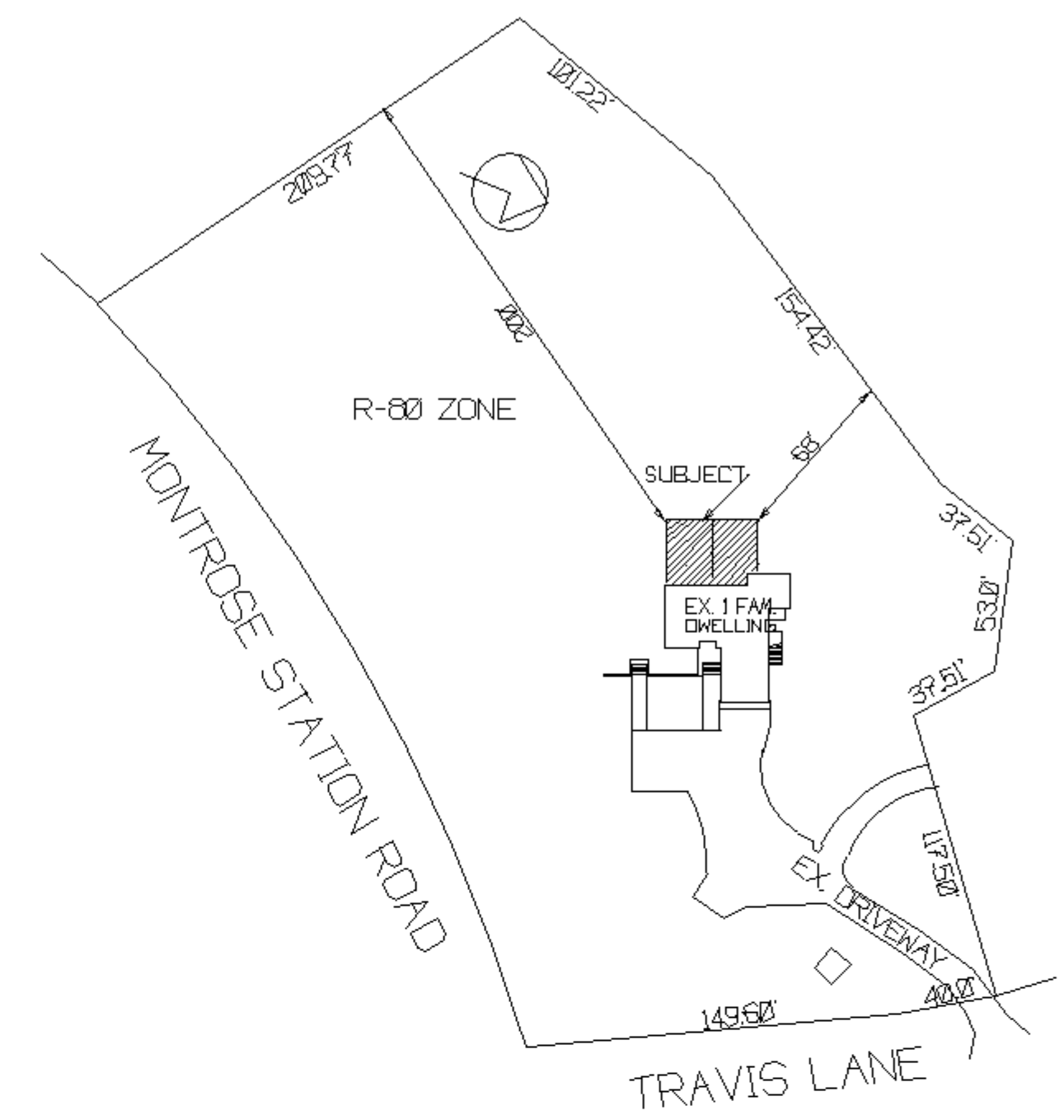
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30	SPECIAL WIND REGION	NO	YES	NO	C	REVERSE	42"	NO	NO	NO	NO	NO	NO	NO	NO	NO



REAR ELEVATION
SCALE 1/4" = 1'-0"



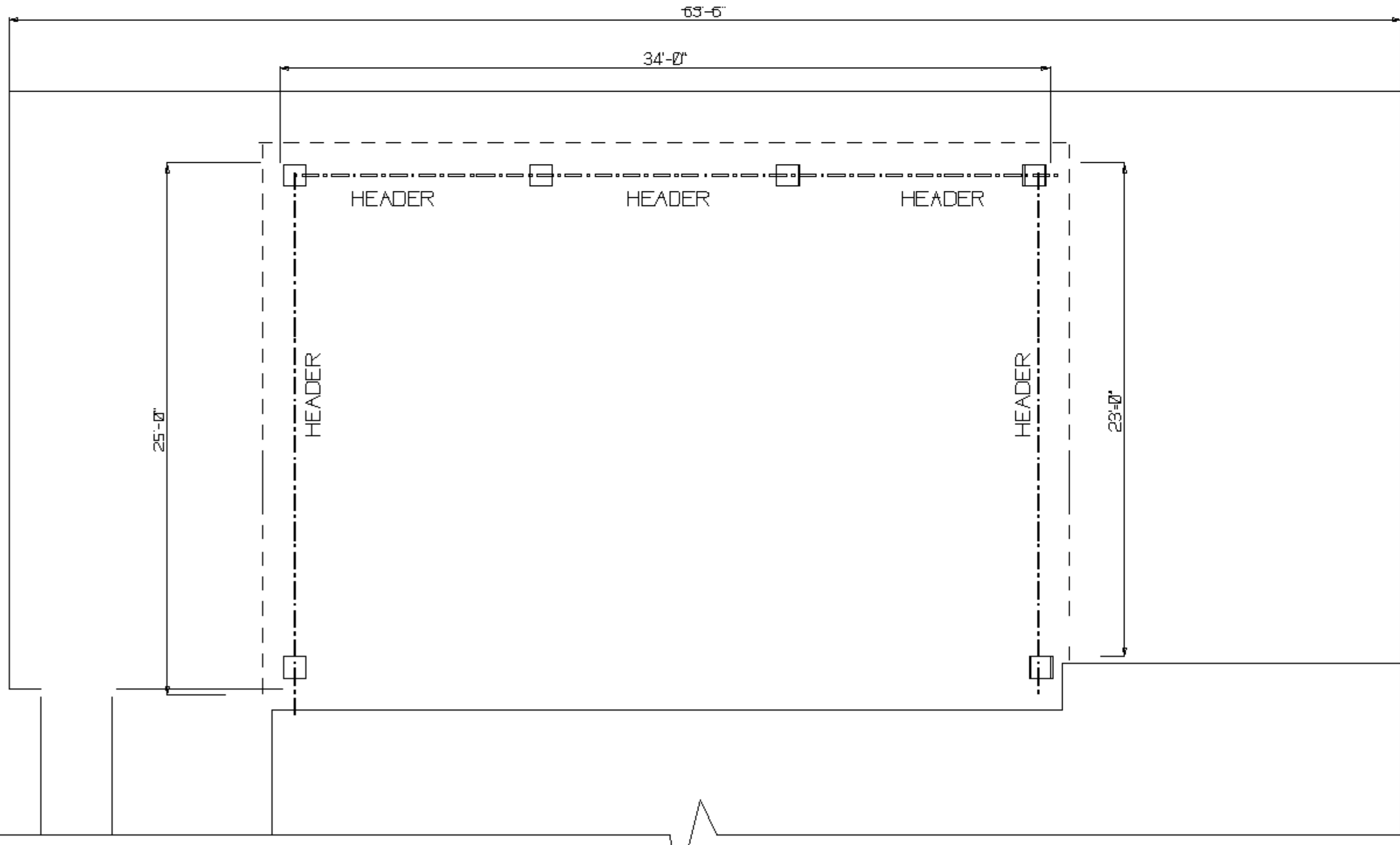
SECTION 'X - X'
SCALE 1/4" = 1'-0"



PLOT PLAN
SCALE 1" = 50'-0"

LEGALIZATION NOTES
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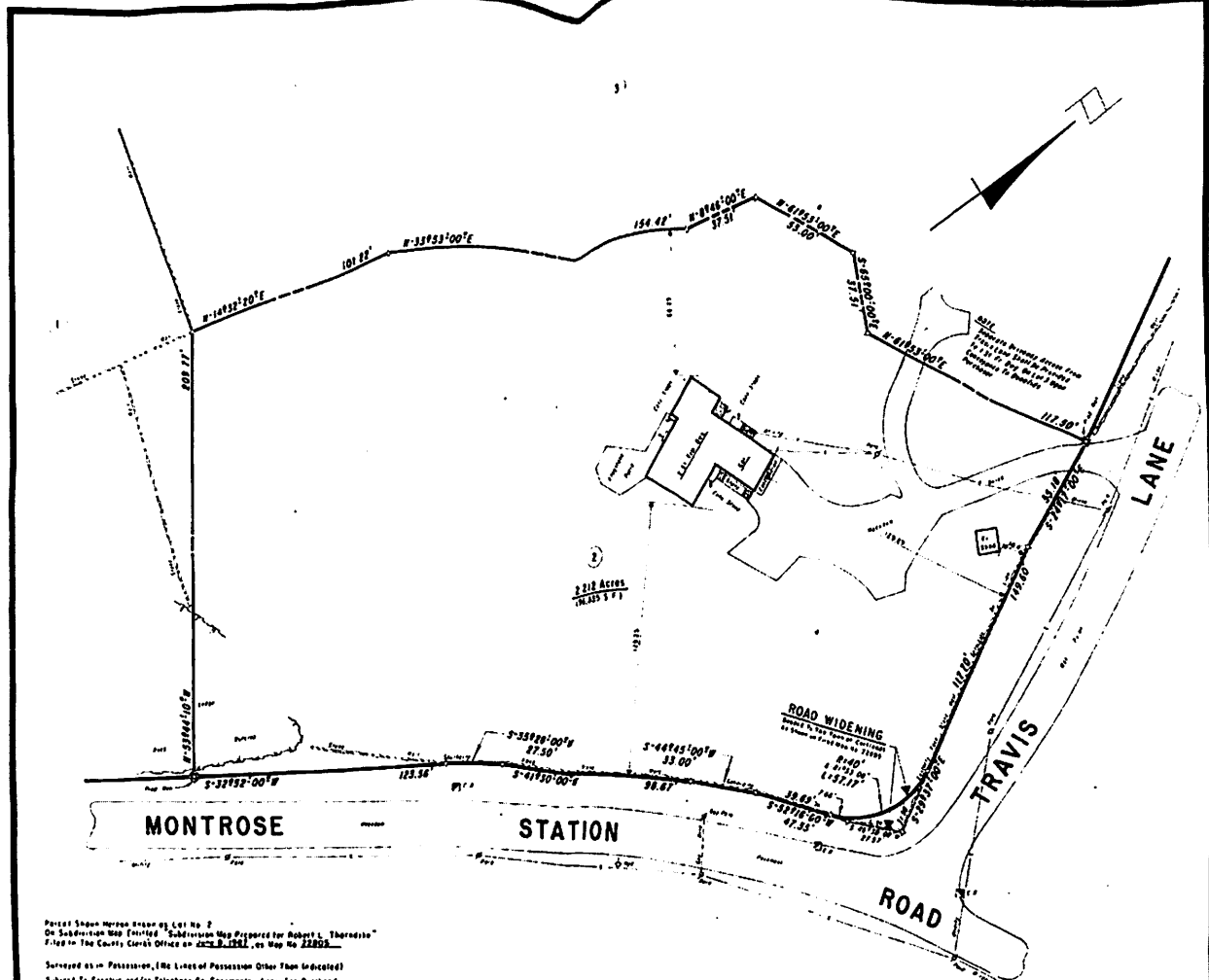


FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISION	DATE	DESCRIPTION	BY
CLIENT EDISON RUILOVA			
LOCATION 4 TRAVIS LANE MONTROSE, NY			
43.20 - 3 - 6, R-80 ZONE, 98.313 SF			
DRAWING	DATE 2/18/2024	BY JL/KK	
PLAN OF WORK ROOF AT REAR			
JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 10567-1614 PHONE (914) 727-2090			
EMAIL: PENCILBASE@AOL.COM			
SEAL & SIGNATURE	DRAWING NUMBER 03323		



A-3



Parcel Shown Herein Began by Lot No. 2
 On Subdivision Map Entitled "Subdivision Map Prepared for Robert L. Thorne" filed in the County Clerk's Office on June 8, 1961, as Map No. 22809
 Surveyed as in Possession, (the Lines of Possession Other Than Indicated) Subject to Electric and/or Telephone Co. Encumbrances, if any, For Overhead and/or Underground Service
 Substructures and/or Their Encumbrances Below Grade, if any, Not Shown
 Property Corners Not Staked
 House Offsets Taken to Wood Siding or Trim

THIS SURVEY IS HEREBY CERTIFIED ONLY TO:
 1. Dr. Robert J. Hales
 2. Security Title and Guaranty Co. for Policy No. RCW 730896
 3. Pacer's Westchester Savings Bank

J. HENRY CARPENTER & CO.
 LAND SURVEYORS
 YORKTOWN HEIGHTS, N.Y.

We, J. Henry Carpenter & Co. Do Hereby Certify That on July 7, 1967, a Survey of The Premises Shown Herein Was Made and That This Map is Made in accordance With The Field Notes of Said Survey
James H. Scazzari
 James H. Scazzari, L.S. No. 49206

all features indicated hereon signify this survey was prepared in accordance with the Existing Code of Practice for Land Survey Adopted by The New York State Association of Professional Land Surveyors. Said Certificate Shall Run Only to The Person For Whom the Survey is Prepared and on His Death to The Title Company, Governmental Agency and Lending Institution if any Hereon, and To The Successors of The Lending Institution. Certifications do Not Transferable to Additional Institutions or Subsequent Owners

All Certifications Listed Hereon are Void For This Map and Copies Thereof Only if Said Map or Copies Bear The Impressed Seal of The Surveyor Whose Signature Appears Hereon

Preparation of This Map Other Than By a Licensed Land Surveyor is illegal

SURVEY OF PROPERTY

PREPARED FOR

DR. ROBERT J. HALES

LOCATED IN

**TOWN OF CORTLANDT
 WESTCHESTER COUNTY, N.Y.**

SCALE: 1" = 20'

DATE: July 31, 1967

SCHEDULE A - DESCRIPTION

TITLE NO. NWS-2033

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Cortlandt, County of Westchester and State of New York shown and designated as Lot No. 2 on a certain map entitled "Subdivision Map Prepared for Robert L. Thorndike" dated January 21, 1986, last revised April 3, 1987, and filed in the Westchester County Clerk's Office, Division of Land Records, on June 8, 1987, as Map No. 22805.

Issued By:

New Way Abstract Corp
1979 Marcus Ave - Suite C100
Lake Success, New York 11042
Telephone: 516-414-6895 Fax: 516-414-6889

SCHEDULE A

Proposed Insured:

Title No.: NWS-2033

Purchaser: EDISON RUILOVA

Effective Date: April 05,2023

Redated:

Mortgagee:

ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST
MAY APPEAR

Amount of Insurance :

Fee: \$730,000.00

Mortgage: \$680,000.00

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to the liens, incumbrances and other matters, if any set forth in this certificate may be conveyed mortgaged by: Mary Jane Hales who acquired title from Mary Jane Hales as Administratrix of the Estate of Robert J Hales by deed dated 12/3/21 and recorded 12/7/21 in the Office of the Clerk of Westchester County in Control no 613343707.

Premises described herein are known as:

Address: 4 TRAVIS LANE
MONTROSE, NY 10548

County: WESTCHESTER

City: MONTROSE

District:

Town:

Section: 43.20

Block: 3

Lot: 6

SECURITY TITLE GUARANTEE CORPORATION







ZONING INFO ZONE R-80 TOWN OF CORTLANDT						
ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY	NOTE
USE	ONE FAMILY	ONE FAMILY	YES	ONE FAMILY	YES	NC
LOT SIZE	80,000 SF	98,38 SF	YES	98,38 SF	YES	NC
LOT WIDTH	200 LF	200 LF	YES	200 LF	YES	NC
MAX HEIGHT	25 STY/35 LF	< 35 LF	YES	< 35 LF	YES	NC
FRONT YARD	500 LF	129 LF	YES	129 LF	YES	NC
SIDE YARD 1	300 LF	129 LF	YES	129 LF	YES	NC
SIDE YARD 2	300 LF	66 LF	YES	66 LF	YES	NC
REAR YARD	300 LF	> 30 LF	YES	> 30 LF	YES	NC
MIN LANDSCAPE	(70%) - 68,88 SF	89,064 SF	YES	87,635 SF	YES	
GROSS BLDG SF **	6141 SF	2,756 SF	YES	4,340 SF	YES	
MAX FLR SF *	1507 A 4) 9,448	3,098 SF	YES	3,098 SF	YES	NC
ACCESSORY BLDG						
MAX FLR SF ***	1549 SF	66 SF	YES	1336 SF	YES	
EX FRONT YARD	NOT PERMITTED	EX 1-10' X 10'	EX'NG	EX 1-10' X 10'	EX'NG	NC
SIDE & REAR YD	> 6 LF	> 6 LF		> 6 LF		NC
MAX HEIGHT	10' + 4' = 14 LF	> 14 LF		> 14 LF		NC
PR FRONT YARD	NOT PERMITTED			PR 24' X 30'	NO	ZBD
SIDE & REAR YD	> 6 LF	> 6 LF		> 6 LF		
MAX HEIGHT	10' + 4' = 14 LF	14 LF		10' + 4' = 14 LF	YES	

MAX FLR SF *
80,000 FLR SF = 7,720 SF
18 X 96 ADPL = 1,728 SF
9,448 SF

ALLOWABLE ACCESSORY ***
HOUSE F.A. 3086 SF / 2 = 1549 SF

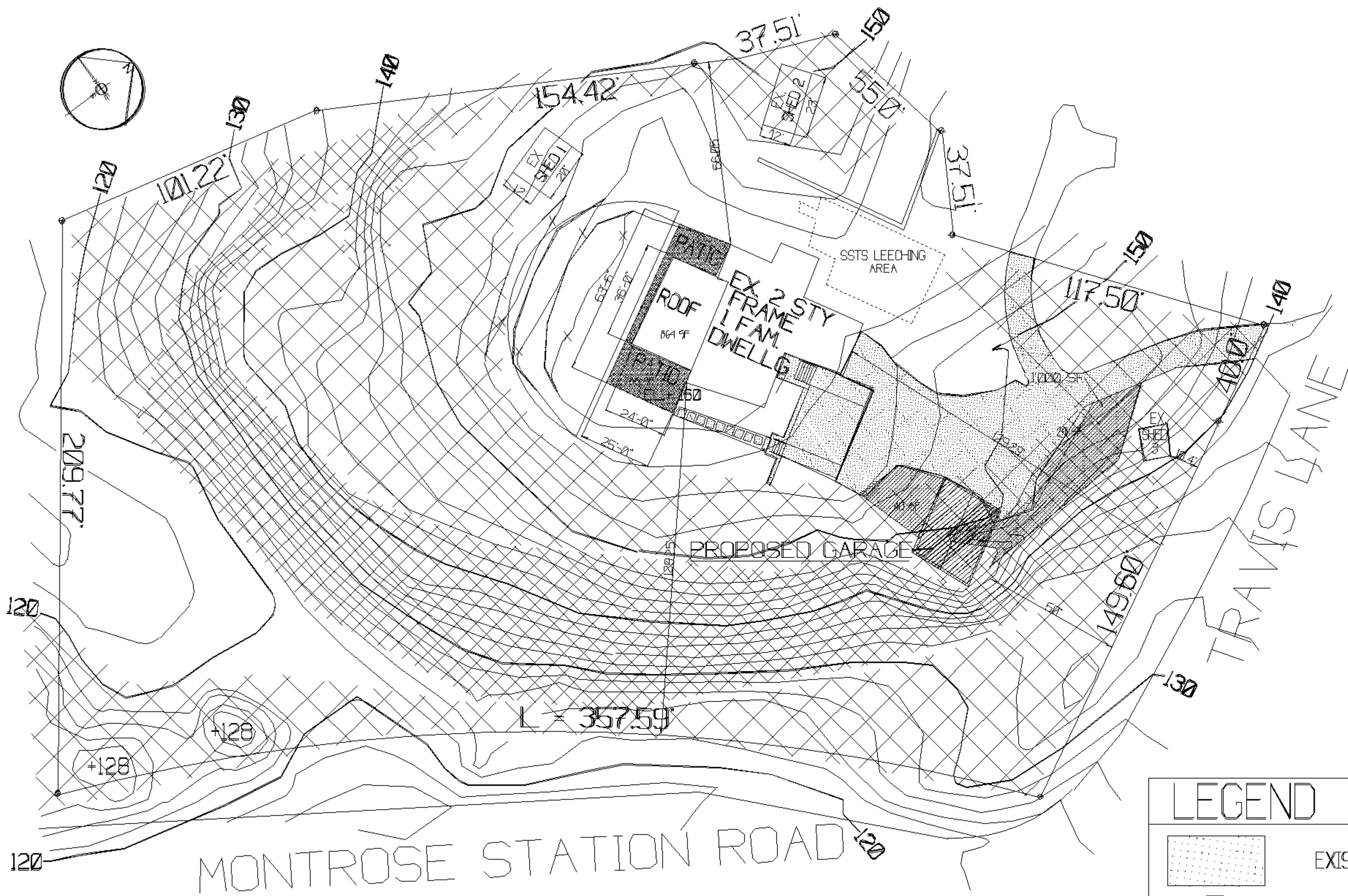
GROSS BUILDING COVERAGE [NOTE B] 65% OF MAX. FLOOR AREA **
MAX. FLOOR AREA = 9,448 X .65 = 6,141 SF **

EXISTING BUILDING COVER	PROPOSED BUILDING COVER
HOUSE - 2,140 SF	HOUSE - 2,140 SF
SHED 1 - 240 SF	SHED 1 - 240 SF
SHED 2 - 276 SF	SHED 2 - 276 SF
SHED 3 - 100 SF	SHED 3 - 100 SF
2,756 SF	REAR ROOF - 864 SF PR GARAGE - 720 SF 4,340 SF

MINIMUM LANDSCAPING

EXISTING LANDSCAPING	PROPOSED DEDUCTIONS
98,313 [DEDUCT]	BUILDING [720]
BLDG COVER [2,756]	PAVEMENT [720]
ROADS/WALKS [5,726]	[1,429]
PATIOS [788]	PROPOSED LANDSCAPING
[9,249]	89,064 - 1,429 = 87,635 SF
98,313 SF - 9,249 = 89,064 SF	

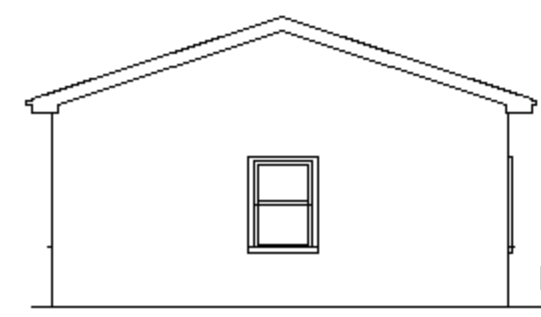
SHED 1 - 240 SF	SHED 1 - 240 SF
SHED 2 - 276 SF	SHED 2 - 276 SF
SHED 3 - 100 SF	SHED 3 - 100 SF
616 SF	PR GARAGE - 720 SF 1,336 SF



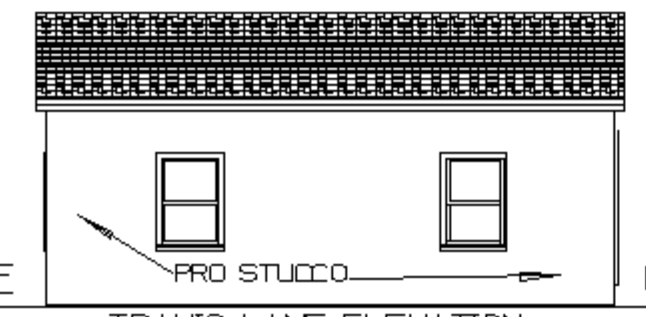
PLOT PLAN

SCALE 1" = 20'-0"

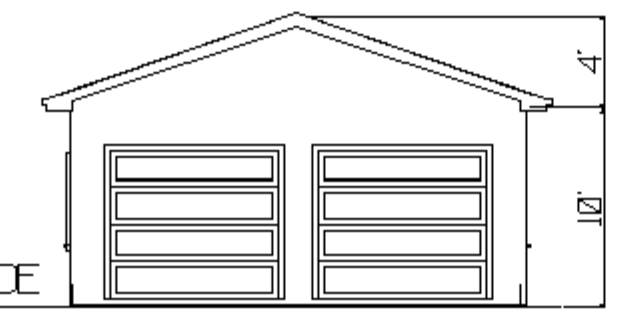
NOTE: PLOT PLAN INFO TAKEN, IN PART, FROM SURVEY BY J. HENRY CARPENTOR DATED 7/31/1987, TOPO FROM "MAPPING WESTCHESTER COUNTY".



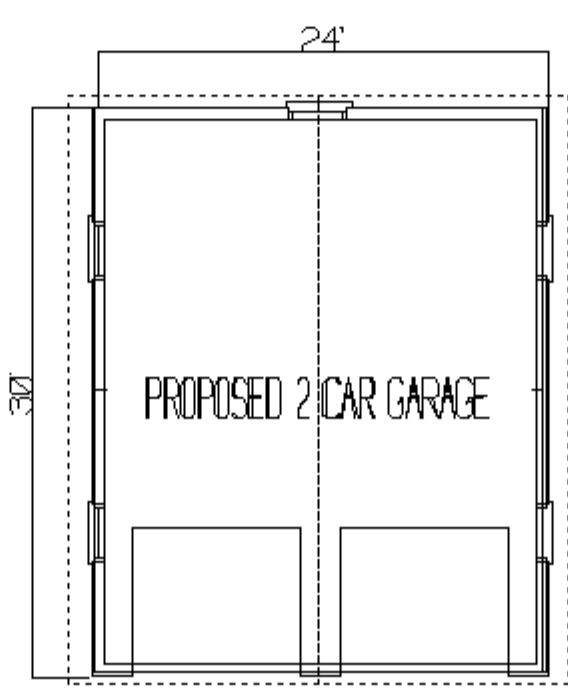
REAR ELEVATION
SCALE 1" = 10'-0"



TRAVIS LANE ELEVATION
SIDE ELEVATIONS
SCALE 1" = 10'-0"



FRONT ELEVATION
SCALE 1" = 10'-0"



FLOOR PLAN
SCALE 1" = 10'-0"

LEGEND

- EXISTING PAVING
- PROPOSED PAVING OR GRADING
- EXISTING PATIO
- 15% - 25% STEEP SLOPE
- OVER 25% STEEP SLOPE

REVISION	DATE	DESCRIBE	BY
		CLIENT EDISON RUILOVA LOCATION 4 TRAVIS LANE MONTROSE, NY	
		4320 - 3 - 6, R-80 ZONE, 98,313 SF	
		DRAWING DATE 4/10/2024 BY JL/gk	
		ZONING ANALYSIS	
		JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 10567-1614 PHONE (914) 797-2890	
		EMAIL PENCILBASE@AOL.COM	
		SEAL & SIGNATURE	DRAWING NUMBER 03323
		Z-1	
		SHEET 01	

5/6/24

Carly Sheck
106 Hickory Street
Cortlandt Manor, NY 10567

Personal Narrative for area variance request

Dear ZBA Members,

I live in Croton Park Colony (a former summer vacation community), my one bedroom home is 624ft.²; on a decent sized lot (over 8300ft.²); and my bedroom is approx 88 ft.² and attached to my kitchen (I wake up each day looking at cabinets). I love my tiny home and it has worked for me for the past three years, however with it's current size and lack of closets, it is becoming quite difficult for me to live comfortably, and I'm unable to move forward with my life in terms of living with a partner. An 88 ft.² bedroom cannot comfortably accommodate two adults. At this time I/we are unable to afford a larger home in the area, and as a small business owner serving Cortlandt, it would be difficult for me to relocate somewhere else more affordable. In terms of the five factors considered by the board, I'd like to present the following arguments (I've also uploaded pictures with explanations in another document to give you all a better idea of my property and my position):

(1) Whether an undesirable change will be produced in the character of the neighborhood, or if a detriment to nearby properties will occur; Many of my neighbors have built onto their homes over the years/decades, often variances were required due to small yards and awkward layouts of properties, these home additions have added value to our neighborhood and made it a more desirable community. Since this was a former vacation community, the neighborhood property layouts are awkward, and many homes are within 4-8 feet of property lines on one side or another. I will still be 26 feet and 30 feet from the two property lines closest to the addition,

(2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; There is only one large area I am able to build in, the septic system takes up quite a bit of space and the other sides of my home don't have enough space for an addition. Where I am proposing to build is really the only area with space to do so, I consider that area my backyard. I have pursued the option of going up, however multiple contractors quoted \$150k+ to go up, and honestly I can't afford it, and for the size of the lot/home, it doesn't make sense to invest that much in my opinion, its more than I currently have mortgaged.

(3) Whether the requested variance is substantial; Obviously I'm biased, but I feel that the request is not substantial, adding on another 16 feet doesn't seem like much compared to the size of my yard, I will still be 26 feet and 30 feet from the two property lines closest to the addition. I'll be building up to my backyard patio.

(4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; I'm not increasing the number of bedrooms or bathrooms in my home and I won't be building near my septic system so I don't believe there will be any adverse effect to the environment, neighborhood or district. The current 'bedroom' will become a proper dining area, it's already an offshoot from the kitchen.

(5) Whether the alleged difficulty was self-created; I did buy the house knowing the bedroom was only 88ft.², and it has worked for me for three years, but people/situations change, the antiquated bedroom size and layout isn't comfortable or working anymore unfortunately. My small business is expanding and it would be nice to have a closet I could use for supplies, currently my car is used for my business storage. There's no pantry or linen closet in my home, no storage area in the bathroom, no hallways or hallway closets, the bedroom has a small closet with a curtain covering it because its too small for any standard size closet doors, and by the entryway there is a small coat closet with a custom door to fit the smaller than standard opening.

I'm not originally from this area, but I absolutely love this town, I love the people in it, I get to do what I love and make enough money to comfortably support myself, the community has accepted me and supports me, I've met and serviced/worked for so many people here, even Town Supervisor Dr. Becker continuously hires me for jobs which is such an honor (most recent job was 4/28/24). I couldn't be happier here and I want more than anything to stay where I am and grow.

Thank you all for your time and consideration of this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Carly Sheck', written in black ink.

Carly Sheck

5/6/24

Carly Sheck
106 Hickory Street
Cortlandt Manor, NY 10567

Pictures submitted for area variance request



Back of house where I would like to build, my dog is standing on the septic fields, the proposed addition will go from the square window on the left, out to the patio where the firepit is.



This is just a closer shot of where I would like to build, the square windows on the left will become a door to the new bedroom, which will extend out to the edge of the patio where the firepit is.



View from the patio, again that square window will become a doorway to a bedroom that will extend out to the patio that I am standing on taking the picture.



Front of the house, opposite corner from first picture taken on this document, not enough space to comfortably build really.



Current bedroom, that's a full-sized bed, not a queen or king, there's not much space to move around, I've gotten used to getting up and not stepping on my dog in the morning, her bed is on the floor on the right. Kitchen cabinets are directly behind me, in relation to where I am standing to take the picture.



View of the right side of the bedroom, the closet is on the right (the curtain) but has a doorway size too small for any standard double or sliding closet doors, everything is the size it was when it was built in 1940.

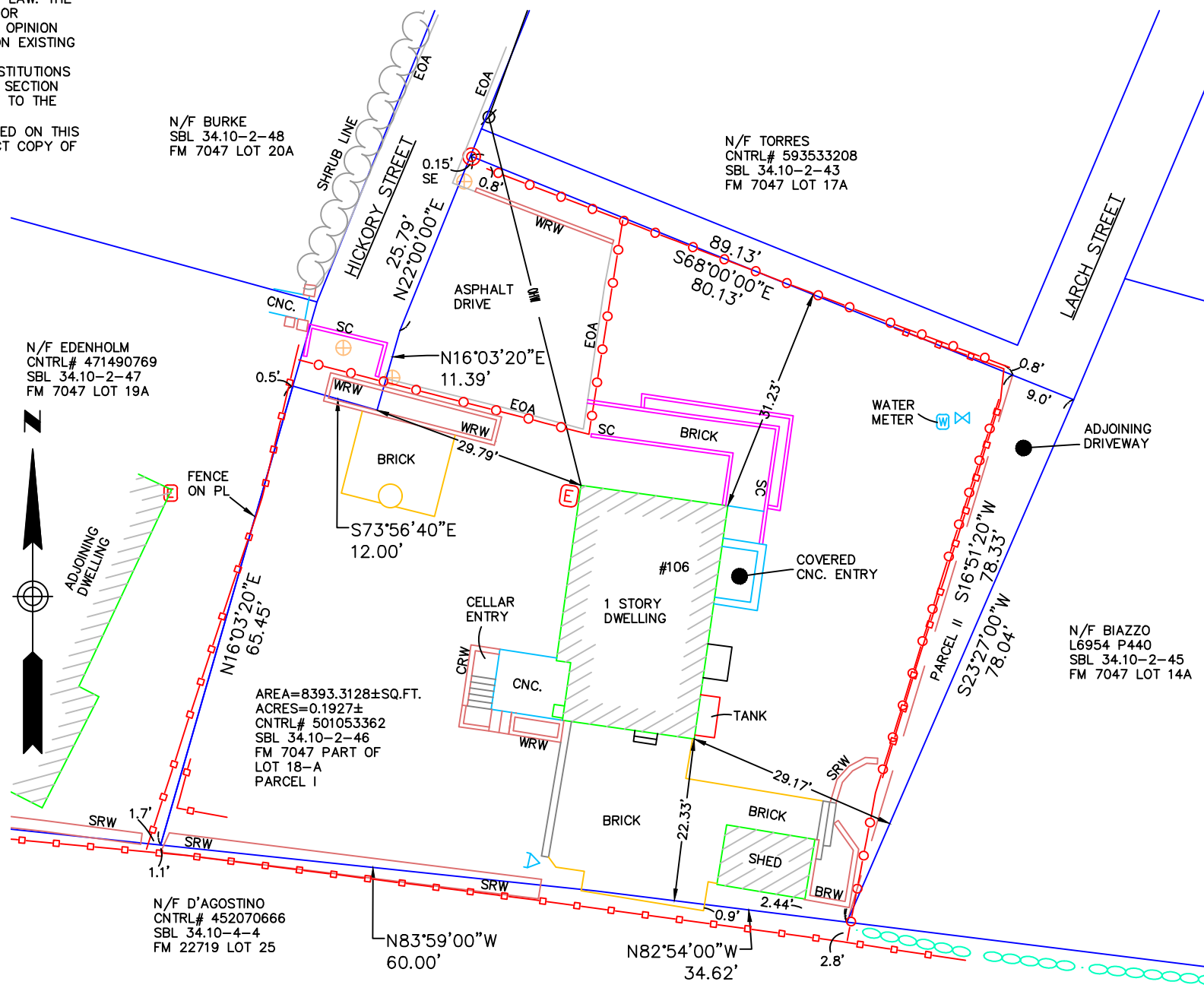
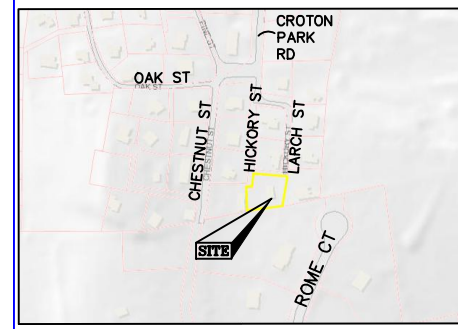


View of the left side of the bed/bedroom



View from the bed, foot of the bed is a few feet from the kitchen, again I could not find a door to fit the opening, its smaller than any standard doors and with the space constraints it would be difficult to open anyway, I'd like to open the doorway/wall up and have an open dining area

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH. UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.



SURVEY NOTES

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON DECEMBER 27, 2023 AND ON THE FOLLOWING DATUM—
 MERIDIAN: FM 7047
 HORIZONTAL: ASSUMED
- REFERENCES
 STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS—
 A. LAND CONVEYED TO AUGUSTINE IANNUZZI BY CNTRL# 501053362, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON APRIL 15, 2010.
 B. MAP 7047 ENTITLED, "CROTON PARK COLONY", PREPARED BY J. WILBUR IRISH AND FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON APRIL 14, 1950.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

N/F EDENHOLM
 CNTRL# 471490769
 SBL 34.10-2-47
 FM 7047 LOT 19A

N/F BURKE
 SBL 34.10-2-48
 FM 7047 LOT 20A

N/F TORRES
 CNTRL# 593533208
 SBL 34.10-2-43
 FM 7047 LOT 17A

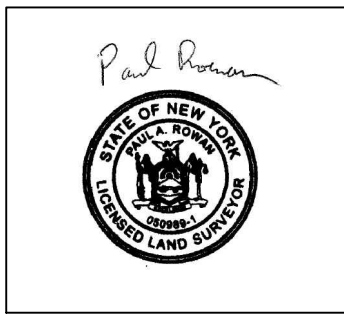
N/F BIAZZO
 L6954 P440
 SBL 34.10-2-45
 FM 7047 LOT 14A

AREA=8393.3128±SQ.FT.
 ACRES=0.1927±
 CNTRL# 501053362
 SBL 34.10-2-46
 FM 7047 PART OF
 LOT 18-A
 PARCEL I

N/F D'AGOSTINO
 CNTRL# 452070666
 SBL 34.10-4-4
 FM 22719 LOT 25

LEGEND

- | | | |
|----------------------|--------------------|-----------------------------|
| ⊙ IRON ROD | — PROPERTY LINE | PL PROPERTY LINE |
| ⊕ ELECTRIC METER | — DEED LINE | EOA EDGE OF ASPHALT |
| ⊘ UTILITY POLE | — CHAIN LINK FENCE | CNC. CONCRETE |
| ∠ DRAIN OUTLET/INLET | — WOOD FENCE | SRW STONE RETAINING WALL |
| ⊗ WATER GATE | — OVERHEAD WIRES | CRW CONCRETE RETAINING WALL |
| ⊕ BOLLARD | — OHW | WRW WOOD RETAINING WALL |
| | — STONE WALL | SC STONE CURB |



PROPERTY SURVEY
 106 HICKORY STREET
 TOWN OF CORTLANDT, NEW YORK
 PREPARED FOR
 CARLY SHECK

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
 GARRISON, NY 10524
 914 815 3986
 rowanlandsurveying@outlook.com

Drawn By PR	Date DECEMBER 27, 2023	Job No. 023-123
Surveyed By PR	Scale 1" = 20'	Sheet No. 1 OF 1