

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

ZONING BOARD MEETING

1 Heady Street
Cortlandt Manor, New York 10567

April 13, 2023

7:00 p.m. - 7:26 p.m.

April 13, 2023

MEMBERS PRESENT:

Wai Man Chin, Vice-Chairman

Chris Beloff, Member

Michael Fleming, Member

Frank Franco, Member

Michelle Piccolo Hill, Member

Benito Martinez, Member

Tom Walsh, Member

ALSO PRESENT:

Chris Kehoe, Director of Planning

Michael J. Cunningham, Deputy Town Attorney

1 April 13, 2023

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

3 MULTIPLE: I pledge allegiance to the
4 flag of the United States of America and to the
5 Republic for which it stands, one nation under
6 God, indivisible, with liberty and justice for
7 all.

8 MR. WAI MAN CHIN: Roll call.

9 MR. CHRIS KEHOE: Ms. Hill?

10 MS. MICHELLE PICCOLO HILL: Here.

11 MR. KEHOE: Mr. Martinez?

12 MR. BENITO MARTINEZ: Here.

13 MR. KEHOE: Mr. Franco?

14 MR. FRANK FRANCO: Here.

15 MR. KEHOE: Mr. Chin?

16 MR. WAI MAN CHIN: Here.

17 MR. KEHOE: Mr. Walsh?

18 MR. TOM WALSH: Here.

19 MR. KEHOE: Mr. Beloff?

20 MR. CHRIS BELOFF: Here.

21 MR. KEHOE: Mr. Fleming?

22 MR. MICHAEL FLEMING: Here.

23 MR. CHIN: First thing is we have
24 adoption of the minutes of the meeting from last

1 April 13, 2023

2 month.

3 MR. BELOFF: So I move to adopt the
4 minutes.

5 MR. WALSH: Second.

6 MR. CHIN: All in favor?

7 MULTIPLE: Aye.

8 MR. CHIN: So moved.

9 MR. KEHOE: We're going to, Ms. Piccolo
10 Hill abstains, abstains from voting on the
11 minutes.

12 MR. CHIN: Okay. The first agenda is old
13 business, is the application of Ben Cozzi of MJD
14 Contracting on East Hill Road. And this is a
15 closed public hearing. David, you want to just,
16 no, excuse me, Ben, just indicate what we're
17 doing.

18 MR. BEN COZZI: Yes, hi, we're here
19 requesting a variance for a property at East Hill
20 Road to incorporate a garage into it and 600
21 square feet to the property.

22 MS. COZZI: 612 and three-quarters.

23 MR. COZZI: My apologies, go ahead.

24 MS. COZZI: 612 and three-quarters

1 April 13, 2023

2 square feet.

3 MR. BELOFF: This is case number 2023-2,
4 we say that.

5 MR. CHIN: Yes, this is case 2023-2, and
6 that was actually my case. Okay. I just want to
7 say a few things based on the five factors and
8 everything else that we talked about on here. The
9 variance that you're asking for is not
10 substantial in my opinion, based on the five
11 factors all the way throughout. Okay. By adding a
12 garage, I think that if you didn't add the garage
13 and you put the house the way you showed it on
14 the plans, the house would be a lot smaller,
15 number one, and I think that without a garage the
16 house would bring down property values more so
17 than if you had a garage, even though it's,
18 you're adding 600 square feet, it's not going to
19 be quite as big as the properties next to you
20 because they have a double lot size compared to
21 your single lot size. Okay. And that's how I feel
22 about this thing, alright. So again, I would not
23 have a problem with granting this variance.
24 Anybody else on the board?

1 April 13, 2023

2 MR. WALSH: As I go through the five
3 factors, I [unintelligible] [00:03:16] a little
4 differently on my thoughts on it. I do feel, you
5 know, the benefit sought by the applicant can be
6 achieved by some other method which is feasible
7 for the applicant to pursue that would not
8 require a variance. The house is a non-conforming
9 legal lot, you're allowed to build a 1,700 and,
10 what is it 1,750 square foot home. I think the
11 house can be designed and built within that
12 required allowance and a variance not requested.
13 So I'm going to fall on I'm not in favor of
14 granting this variance is my opinion. Other
15 factors I go through, whether the request is
16 substantial, it is a 35 percent request. In my
17 book, that is, that's getting on the threshold
18 of, you know, a substantial request for variance.
19 And adverse effect of the neighborhood, I don't
20 know if that would have an effect, but I don't
21 have to agree with all five factors and really
22 factor two, I do feel another method could be
23 obtained or achieved through a redesign and not
24 be in factor of granting the variance?

1 April 13, 2023

2 MR. CHIN: Anybody else?

3 MR. FLEMING: Anybody else want to go?
4 Can I?

5 MR. FRANCO: Yeah, go ahead, you go
6 first.

7 MR. FLEMING: Let me last say, during
8 our last hearing, our former chair, David
9 Douglas, said that he thought it was ridiculous
10 that you could build this house, a house on this
11 lot as of right, but nonetheless, the zoning is
12 what it is. Learning about the history of how
13 this neighborhood was developed, I understand why
14 you can. I also am not I would say a fan, of
15 being able to do it. But the zoning law allows
16 you to do it. That being said, I tried to keep my
17 personal feelings out of it, I think it's a bad
18 idea to build a house here out of it and just
19 apply the five factors to your request.

20 The five factors, I want to go through
21 them one at a time, and tell you what I think. An
22 undesirable change it would produce in the
23 character of the neighborhood or a detriment to
24 nearby properties will be created by granting the

1 April 13, 2023

2 area variance, I don't think there will be an
3 undesirable change. I'm going to call this a
4 skinny lot. There are two other skinny lots that
5 are easily observable when you're driving up East
6 Hill. Neither one of them have an undesirable
7 effect to the character of the neighborhood. I'm
8 sure the next door neighbors would rather not
9 have their properties be so close to their house,
10 but again, it doesn't affect the area in a
11 terrible way.

12 Can the benefit sought by the applicant
13 be achieved in another method? Tom and I talked
14 about this. We kind of disagree with how that
15 applies. I don't think you can build a 600 foot
16 house, you know, without our approval and I view
17 that very literally. So I don't think that cuts
18 against you.

19 Is the area substantial? You're right on
20 the cusp, and, you know, 30 percent is a pretty
21 big, big number but is it substantial? I don't
22 know, but even if that one was one that cut
23 against you, I don't think the others do. I don't
24 think the proposed variance will have an adverse

1 April 13, 2023

2 effect or impact on the physical or environmental
3 conditions in the neighborhood. And I also don't
4 think that the alleged difficulty was self-
5 created other than every single area variance is
6 self-created. So I am going to vote yes, to allow
7 you to have a variance, but I did just want to
8 express what my thoughts were and why.

9 One other thing while I can, the next
10 door neighbor, Mr. Patel, had written to us and
11 asked us if we could consider four conditions if
12 we are to do this. We talked about them and if
13 we're going to approve this in a vote, we
14 actually think three of them are appropriate and
15 two of them are part of the planning process
16 anyway, so if we do vote for this, three
17 conditions will be attached. One will be the rain
18 garden will be eliminated, which I think already
19 has been, but nonetheless, the condition will be
20 that you not use that rain garden, infiltrators
21 and dry wells per approval from the planning,
22 building -- the building and code enforcement
23 department will be used. Again, a grading and
24 retaining wall plan per the approval of the

1 April 13, 2023

2 building and code enforcement department, I'm not
3 going to tell you you have to put a retaining
4 wall in, but if the building and code enforcement
5 department says you do, you have to. The third
6 one, the third one is not actually a part of the
7 building and code enforcement, but we're going to
8 require you to put a six-foot green giant
9 arborvitae privacy fence between you and Mr.
10 Patel's property line if we approve this
11 variance. The other thing that was asked was that
12 the garage space be conditioned not to be
13 converted to living space. We're not going to
14 treat you differently than any other neighbor. If
15 you ever wanted to do that, you'd have to go the
16 planning board. I'm not sure you'd be able to do
17 it. But any neighbor, any house in this
18 neighborhood would be treated the same, so we're
19 not going to put that condition on --

20 MS. COZZI: Thank you.

21 MR. FLEMING: -- on this application, so

22 MR. WALSH: I just have one correction,
23 I don't know if correction or not, but you said
24 no infiltrators. But I think that's the option

1 April 13, 2023

2 of, instead of the rain garden, adding
3 infiltrators.

4 MR. FLEMING: Adding infiltrators, oh,
5 I'm sorry.

6 MR. WALSH: I just wanted a
7 clarification on that that.

8 MR. FLEMING: I apologize. I misspoke.
9 But again, it's, it's what the building and code
10 enforcement department requires. We're not going
11 to tell you you have to put a certain number or
12 type of building infiltrators.

13 MR. CHIN: Or the engineering
14 department.

15 MR. FLEMING: The engineering, our code
16 enforcement department will --

17 MR. WALSH: I just don't want it
18 written, the D & O written, you know, no
19 infiltrators or rain gardens.

20 MR. FLEMING: Absolutely.

21 MR. WALSH: That's all. A clarification
22 on that.

23 MR. FLEMING: Thanks, Tom.

24 MR. WALSH: As it's written up.

1 April 13, 2023

2 MR. COZZI: We've already modified the
3 site plan showing the infiltrators and removing
4 the rain garden.

5 MR. FLEMING: Okay. Anybody else?

6 MR. CHIN: Anybody else?

7 MR. BELOFF: Yeah, I got a couple.

8 MR. FRANCO: This is Frank Franco and I
9 don't know, after reviewing the five factors,
10 and, you know, given where we saw the property
11 and the size of the property, I'm more in favor
12 for points two and three. I do think it's a
13 substantial request variance and given the size
14 of the lot, I think it would be better to build
15 the house to spec and not, not require the
16 variance, so I would not be in favor of building,
17 you know, granting the variance. And most of the
18 other reasons I would have, have already been
19 stated by Mr. Walsh, so, but that's my decision.

20 MR. MARTINEZ: And on my position, most
21 of the thing that I agree with was stated by Mr.
22 Chin. I believe you have the right, I mean not I
23 believe, it is you have the right to build, and I
24 fully believe that if you built the house with

1 April 13, 2023

2 the garage, it would be better for the
3 neighborhood because it will have more value to
4 it. So, analyzing all the factors, I'm going yes
5 for it. As long as you follow the requirement
6 that Michael also pointed out to you have Mr.
7 Patel. But my vote is yes.

8 MS. COZZI: Thank you.

9 MR. BELOFF: Alright I tend to agree
10 with most of what Michael said. Through the site
11 visit, going up there, it was good, it was a good
12 site visit to actually see the area and going
13 through the factors would it create an
14 undesirable change, I would have to say yes for
15 either side of the neighbors. But still no matter
16 what, it's a buildable lot, you know.

17 The benefit sought by the applicant
18 achieved by some other method, I don't think so.
19 Whether the request is substantial, again, no.
20 The proposed variance would have an adverse
21 impact, I mean I could go either way with that I
22 guess. I mean driving up there, I seen other
23 houses that, with lots possibly the same size or
24 smaller, that, that had a house similar that

1 April 13, 2023

2 you're proposing, with a garage, so. So for me
3 it's a yes. I agree mostly with Michael.

4 MS. COZZI: Thank you.

5 MR. FLEMING: So I'm going to make a
6 motion to approve the request for a variance,
7 with the three conditions that I mentioned.

8 MR. MARTINEZ: And I second.

9 MR. CUNNINGHAM: And on the question,
10 Mr. Fleming, you can correct me if I'm wrong, but
11 I think you also want any tree removal, any steep
12 slope permits to issued by a director of
13 department of technical services?

14 MR. FLEMING: Yes, I'm sorry, we did
15 talk about that. So, in order to do this, you
16 need a steep slope permit and you need tree, tree
17 removal permits. This board is not going to be
18 the board that you'll come to for that. The
19 approval for tree removal and for steep slope
20 permit will be applied for and done through our
21 code enforcement department.

22 MR. CUNNINGHAM: And department of
23 technical services.

24 MR. KEHOE: But I just want to put on

1 April 13, 2023
2 the record that we talked about and it's been
3 mentioned here, that the zoning board did do a
4 site inspection, they saw the character of the
5 property, they saw the trees, they saw the
6 slopes, they saw how they relate how they relate
7 to the adjacent homes, and by granting this
8 variance, they're not approving the permits,
9 because that would be done at a staff level, but
10 I want to say that on the record, they're aware
11 of the environmental implication of the
12 construction of a house here, and Michael
13 Cunningham, correct me if I'm wrong, I don't want
14 to put words in people's mouths, but you've taken
15 that into consideration as part of your vote?

16 MR. FLEMING: We, we did. We spoke about
17 specifically steep slope and tree removal permits
18 at our, at our public session before this
19 meeting. We absolutely considered whether or not
20 we would begin to even do that or the town's code
21 enforcement division and technical services
22 division are the appropriate parties. We thought
23 they were. And as part of our, as part of our
24 division before our vote, we did consider all

1 April 13, 2023

2 those factors.

3 MR. KEHOE: And one other thing too.
4 With what you said with respect to Mr. Patel's
5 request, one way of looking at those, those are
6 the minimum requests. You can do more if, if the
7 code and engineering department want you to do
8 more or require that you do more, that's that you
9 will work out with them at the time of the
10 building permit. Because I don't think you
11 specifically mentioned the fence, you mentioned
12 the arborvitae screening, but I think Mr. Patel
13 is also requesting the fence.

14 MR. CHIN: I did hear the fence.

15 MS. COZZI: Yeah, they said fence.

16 MR. FLEMING: I thought I said fence.

17 MR. KEHOE: Did you? Okay. Alright,
18 fine. But I'm not sure a ten-foot fence is --

19 MR. FLEMING: No, six foot.

20 MR. BELOFF: No, no, not ten, yeah, six,
21 I believe he said six.

22 MR. WALSH: We read the --

23 MR. CHIN: A ten-foot fence, you would
24 need a variance.

1 April 13, 2023

2 MR. KEHOE: Right.

3 MR. FLEMING: But the condition that I
4 read, if I didn't read it correctly, it was a
5 six-foot fence, a green giant arborvitae privacy
6 fence.

7 MR. KEHOE: And, and what are you
8 reading that from?

9 MR. FLEMING: This is Mr. Patel's email
10 to us.

11 MR. KEHOE: Because I have a March 16th
12 letter from Mr. Patel in which he requests a ten-
13 foot fence.

14 MR. WALSH: We got that, part of our
15 package that's here.

16 MR. KEHOE: Okay. So you have a better,
17 hopefully, alright so --

18 MR. FLEMING: I have a subsequent email
19 or letter from Mr. Patel. It is dated March 16th.
20 It does ask for a six-foot fence and when we
21 discussed this, we talked about a six-foot fence
22 and that is a condition of our approval.

23 MS. COZZI: And we have no problem with
24 that.

1 April 13, 2023

2 MR. CHIN: So we have a motion --

3 MR. FLEMING: So there's a motion that's
4 been seconded for a vote.

5 MR. CHIN: Right, second.

6 MR. MARTINEZ: I seconded, I guess call,
7 call for a vote.

8 MR. CHIN: Oh --

9 MR. BEHOFF: Aren't we going to take a
10 poll since we're not --

11 MR. CHIN: Yeah, we'll make a motion for
12 it.

13 MR. KEHOE: Alright. Alright. So I'll
14 have to do the role, okay.

15 MR. CHIN: Yeah.

16 MR. KEHOE: Mr. Martinez?

17 MR. MARTINEZ: Yes.

18 MR. KEHOE: Mr. Franco?

19 MR. FRANCO: No.

20 MR. KEHOE: Mr. Chin?

21 MR. CHIN: Yes.

22 MR. KEHOE: Mr. Walsh?

23 MR. WALSH: No.

24 MR. KEHOE: Mr. Beloff?

1 April 13, 2023

2 MR. BELOFF: Yes.

3 MR. KEHOE: Mr. Fleming?

4 MR. FLEMING: Yes.

5 MR. KEHOE: And Ms. Piccolo Hill is --

6 MS. HILL: I'm abstaining.

7 MR. KEHOE: -- abstaining from this
8 case.

9 MR. MARTINEZ: And for the record, I
10 meant to say yes.

11 MR. KEHOE: Yeah, I got it. So the
12 motion carries four to two.

13 MR. CHIN: Okay. So that's it. So we
14 will, right now, we will have that DNO made up --

15 MR. KEHOE: Right.

16 MR. CHIN: -- from our staff, and it'll
17 take maybe a couple of weeks to get it?

18 MR. KEHOE: Well, no. I'll do it. It's
19 got to be done in five days.

20 MR. CHIN: Oh, right, oh, okay.

21 MR. KEHOE: Right, so you're trusting me
22 that I'll put everything in, because you're not
23 going to see it again.

24 MR. CHIN: Right.

1 April 13, 2023

2 MR. KEHOE: I mean you're going to see
3 it because I have to bring it to you for
4 signature.

5 MR. CHIN: Right. Right.

6 MR. KEHOE: But I'll -- and you can take
7 a look at it and I'll work with legal, but we'll
8 get those conditions in there. And obviously, you
9 need to acquire whatever permits you need from
10 the code enforcement office.

11 MS. COZZI: Yes, thank you.

12 MR. CHIN: And all the other stuff that
13 you're gonna need.

14 MR. COZZI: Mr. Chairman and members of
15 the board, thanks for taking the time to consider
16 this case. We appreciate it very much.

17 MS. COZZI: Thank you.

18 MR. CHIN: You're welcome.

19 MR. MARTINEZ: You're welcome, and good
20 luck with everything.

21 MS. COZZI: Thank you.

22 MR. KEHOE: Alright.

23 MR. CHIN: Our next case is adjourned
24 public hearing of David Fornelos.

1 April 13, 2023

2 MR. WALSH: This is my case, case 2023-
3 4. He's asked for a continuance until the May --
4 what's the date of the May meeting?

5 MR. CHIN: The May meeting is --

6 MR. KEHOE: May 25th.

7 Mr. WALSH: -- May 25th.

8 MR. KEHOE: And just, sorry, just for
9 the record, Mr. Fornelos requested that this case
10 be adjourned until the next month. And what I
11 attempted to do is I sent numerous emails. I
12 tried to catch anyone who had sent me an email
13 from the neighborhood to email back to them, so
14 he's going to revise his application, change it
15 around, because he heard the comments from the
16 public and he'll be back on the 25th. I apologize
17 if you've emailed me, but you can always get back
18 in touch with me again in case something changes,
19 so. Okay.

20 UNIDENTIFIED MALE: He took his sign
21 down too, by the way.

22 MR. KEHOE: Well, the sign has to go up
23 the first time and then it's sort of the burden
24 for us to keep in touch, okay.

1 April 13, 2023

2 MR. CUNNINGHAM: If either of you would
3 like to speak, though, you can still speak on the
4 matter, but -- there's no pressure to do so.

5 UNIDENTIFIED MALE: [unintelligible]
6 [00:17:14] from the last time. We'll see what he
7 does with his revisions.

8 MR. KEHOE: Okay. Alright. Yeah.

9 UNIDENTIFIED FEMALE: Anything he's had
10 to [unintelligible] [00:17:19] I'm also a
11 neighbor, I lie right across the street from him.

12 MR. KEHOE: Okay. Right. So, he, he did
13 hear what was said, he's going to revise the
14 drawings, you can check with my office. Also,
15 they get posted to our website about a week or
16 ten days before the meeting. You'll have a chance
17 to look at them to see if he's addressed all or
18 any of the neighborhood concerns and then May
19 25th, we'll be back here.

20 MR. WALSH: So we kept the public, the
21 public hearing is still open on that case.

22 MR. CHIN: Do we have a motion to
23 adjourn until May?

24 MR. FLEMING: Okay. Move to adjourn the

1 April 13, 2023

2 public hearing, oh, sorry, it's yours.

3 MR. WALSH: Case 2023-4, make a motion
4 to adjourn it to the May 20 or was it 25th?

5 MR. CHIN: May 25th, a meeting.

6 MR. WALSH: To the May 25th meeting.

7 MR. FLEMING: Seconded.

8 MR. CHIN: All, all in favor?

9 MULTIPLE: Aye.

10 MR. CHIN: Motion carries, adjourned.

11 Alright. Our next case is our new public hearing
12 for, application for building permit services for
13 the property of Matteo and Rita Velardo.

14 MR. FLEMING: Whose case is this one?

15 MR. BELOFF: This is my case, case
16 number 2023-5, like what he said, applicant's
17 building permit services Matteo and Rita Velardo,
18 the address 11 Lent Avenue. And I guess, you have
19 something.

20 MS. NORA HILDINGER: Good evening. I
21 should say happy summer I guess, instead of happy
22 spring. Good evening to the chairman and to the
23 members of the board. My name is Nora Hildinger.
24 I am representing Building Permit Services and

1 April 13, 2023

2 our client is Matteo Velardo. And a little
3 background on this. The Velardos purchased the
4 property in 1987. At that time there was a pool
5 there. It's in the exact same location, and it's
6 the exact same size. At the time, at that time,
7 the pool met zoning requirements. It was four
8 feet off the property line. That was the zoning
9 requirement at the time. And furthermore, at that
10 time, pools were not required, above ground pools
11 were exempt from the New York State building
12 code, so there was no building permit required.
13 So the pool at that time was a completely legal
14 pool.

15 In 1992, there was the zoning revision
16 program, and at that time, many of the zoning
17 codes got revised, and amended. And at that time
18 they amended all pools would require a six-foot
19 setback regardless of what zone they were in. So
20 the pool is there, it's happily moving along. And
21 in 1992, the zoning changed from four feet to six
22 feet. Now, here's the pool and it doesn't require
23 a building permit so it's never got picked up. So
24 how did this get picked up?

1 April 13, 2023

2 The owner went to get a generator permit
3 and was required to get a survey and code
4 enforcement saw on the survey that it was four-
5 feet off the property line and said you're going
6 to need a variance. So hence, here we are. And
7 that's the history of it.

8 And so, I'm going to go right into the
9 five factors. I don't think it will change the --
10 make any undesirable change in the neighborhood.
11 It's been there for 34 years and nothing, it
12 hasn't changed anything in those 34 years.
13 There's no other way to have this pool without
14 the variance. They would have to take down the
15 pool. That's factor number two. Factor number
16 three, I mean if you went by percentages, 1.8 --
17 we're seeking a 1.8 foot variance. I don't know
18 is that substantial? I'll say it's not
19 substantial. Would the, if the variance was
20 granted, would it change the essential character
21 of the neighborhood or impair any of the adjacent
22 properties? I don't believe -- the pool has been
23 there and I don't see any of the neighbors here
24 objecting. They all got their notices. So I don't

1 April 13, 2023

2 -- I think by their absence, they're giving their
3 compliance.

4 MR. KEHOE: Just for the record, I did
5 receive three or four phone calls and when I
6 explained the request, no one had any issues with
7 it.

8 MS. HILDINGER: Oh, good. So, they just
9 wanted clarification that the pool is what it is
10 and I don't think anybody has any objections to
11 it. And the fifth factor, was it self-created. I
12 know this one, I'm going to so, no, it wasn't
13 self-created because the zoning was changed. But,
14 you can always, Chairman Chin always likes to say
15 it's self-created. But maybe in this instance, it
16 wasn't completely self-created.

17 MR. BELOFF: Thank you. I'll tell you, I
18 don't think, for me to go through all the five
19 factors, I have nothing negative to say, to add
20 to what you just presented. Does anybody else
21 have any comments?

22 MR. CHIN: No, I mean again, because the
23 zoning changed, and it went from four foot to six
24 foot, that's not your fault, you know what I

1 April 13, 2023

2 mean? That's the town who made the changes, thus,
3 so you're kind of [unintelligible] [00:23:04] is
4 grandfathered in and prior to zoning on that, so
5 I have no problem with that also.

6 MR. MARTINEZ: I don't have any problem
7 with it either, and I can see Velardo family has
8 a good neighbor, so none of them are here, they
9 approve for you to --

10 MR. FLEMING: I have no problem and I
11 hope the pool continues to be enjoyed for a very
12 long time.

13 MR. CHIN: Today and tomorrow.

14 MS. HILL: I have no problem with it and
15 I appreciate you writing up the five factors and
16 spelling it all out for me.

17 MR. FRANCO: Yeah, same here, it was
18 prior to zoning. I think if it was a brand new
19 pool, we would say obviously put it at the right
20 distance, but given it was sitting there and it
21 was legit at one point, I'm okay, being it prior
22 to zoning changes.

23 MR. CHIN: Alright, anybody in the
24 audience would like to speak?

1 April 13, 2023

2 MR. FLEMING: Do you have any
3 suggestions? [laughter]

4 MR. BELOFF: I was just going to say
5 there's no public comments or anything, except
6 for phone calls? That's it.

7 MR. WALSH: Nobody on, no one on Zoom?

8 MR. BELOFF: If that's everybody, I make
9 a move to close the public hearing.

10 MR. FLEMING: Second.

11 MR. CHIN: 2023-5, yes, second.

12 MR. BELOFF: Alright. So on the case of
13 20- --

14 MR. KEHOE: Did you vote on it?

15 MR. FLEMING: We've got to vote.

16 MR. WALSH: Vote to close.

17 MS. HILL: I think all in favor --

18 MR. FLEMING: You've got to say, you've
19 got to say all in favor.

20 MR. CHIN: All in favor?

21 MULTIPLE: Aye.

22 MR. CHIN: I keep on forgetting.

23 MR. BELOFF: Alright. The case of 2023-
24 5, I'd like to grant the area variance for the

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April 13, 2023

1.8 foot.

MR. FLEMING: This is a SEQRA Type 2.

MR. BELOFF: Yeah, a SEQRA Type 2, no further compliance is required.

MR. FLEMING: I second his motion.

MR. CHIN: Second? All in favor?

MULTIPLE: Aye.

MR. CHIN: Okay. Your variance is granted.

MS. HILDINGER: Thank you.

MR. BELOFF: Good luck. Move to close the hearing.

MR. CHIN: Any other applications? None? Do I have a motion to close the hearing?

MR. FLEMING: Second.

MR. MARTINEZ: Second.

MR. CHIN: All in favor?

MULTIPLE: Aye.

MR. CHIN: We're closed.

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the Zoning Board Meeting of the Town of Cortlandt on April 13, 2023 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: April 26, 2023

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