



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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/82756461871?pwd=NXY0Z3lqN05rM0tTT3NySjBvM29tUT09>

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

Work Session – Thursday, December 19, 2024 at 6:30 PM

1. Discuss Agenda for the Regular Meeting

Regular Meeting – Thursday, December 19, 2024 at 7:00 PM *

1. Pledge to the Flag and Roll Call
2. Adoption of the Meeting Minutes for October 17, 2024
3. Adopt 2025 Meeting Schedule

4. OLD BUSINESS

A. Case No. 2024-10 Application of Brian Sinsabaugh, for the property of Iaropoli Construction Corp. for an area variance for a proposed enclosed carwash bay for property located at 2077 E. Main St., Enterprise Rent-a-Car.

5. NEW BUSINESS

A. Case No. 2024-11 Application of Dan Bsharat of Oregon Hill, LLC for a sign area variance for Oregon Plaza located at 1220 Oregon Road.

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

NEXT REGULAR MEETING THURSDAY, JANUARY 16, 2025 **

*** Subject to the adoption of the 2025 meeting schedule*



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2025 Meeting Schedule

Meeting Date	Submission Deadline
January 16, 2025	December 27, 2024
February 20, 2025	January 31, 2025
March 20, 2025	February 28, 2025
April 17, 2025	March 28, 2025
May 15, 2025	April 25, 2025
June 17, 2025* <i>Tuesday</i>	May 30, 2025
July 17, 2025	June 27, 2025
August 21, 2025	August 1, 2025
September 18, 2025	August 29, 2025
October 16, 2025	September 26, 2025
November 20, 2025	October 31, 2025
December 18, 2025	November 25, 2025

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Beloff

CASE NO.: 2024-11

Name of Applicant: Dan Bsharat
Owner: Oregon Hill, LLC
Address of property: 1220 Oregon Road
Section, Block, Lot: 13.9-1-53
Prior ZBA Case No.: NA
Zone: CC, community commercial
Lot Size: Approximately 2 acres

Request: Variance under the following chapter of the Town of Cortlandt Code, Chapter 245 (Signs), Section 245-7, Attachment 1. Total business façade length is 156.8 allowing 78.4 sf. of wall signage, 156 proposed, requiring a variance of 77.6 sq. ft. (99%). Pylon sign, 16 sq. ft. allowed, 32 sq. ft. proposed, requiring a variance of 16 sq. ft. (100%)

Staff Comments: The applicant is requesting variances for wall signage and the pylon sign at the Oregon Plaza (formerly Miranda Plaza) shopping center located on Oregon Rd. The existing shopping plaza is not street-facing. The applicant is seeking a new updated pylon sign, the legalization of the existing wall signage and approval for 2 additional accessory wall signs for 2 tenants that will be visible from Oregon Rd.

Variance(s) Requested: Variances from Chapter 245 (Signs) of the Town of Cortlandt Code for wall signage and a pylon sign.

<u>PERMITTED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>%</u>
78.4 ft. Wall Sign	156 ft.	77.6 ft.	99%
16 sq. ft. Pylon Sign	32 sq. ft.	16 sq. ft.	100%

SEQR: TYPE II – No further compliance required



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

Michael Preziosi, P.E.
Director – D.O.T.S

Martin G. Rogers, P.E.
*Director of Code
Enforcement / D.O.T.S.*

Holly Haight
*Assistant Director of Code
Enforcement / D.O.T.S.*

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1010
Fax #: 914-293-0991

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Robert E. Mayes
Joyce C. White

Westchester Sign
361 Saw Mill River Rd
Yonkers, NY 10701

November 5, 2024

Re: Sign Application
1220 Oregon Road
Tax ID 13.9-1-53

Stuart Matelsky:

I am in receipt of your Building Permit Application received June 24, 2024 for Signage at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: Chapter 245, Section 245-7, Attachment 1. Request for a variance from the Code is required. Total Business façade length is 156.80' +/- allowing 78.4 SF of total wall signage. 164 SF total wall signage is proposed requiring a variance for 77.6 SF (99%). Pylon Sign 16 SF allowed, 32 SF proposed requiring a variance for 16 SF (100%).

The Zoning Board of Appeals application shall be completed online. If the application is deemed complete additional instructions will follow and then the project will then be placed on the agenda for the next available Zoning Board of Appeals meeting.

Additional information may be required upon subsequent reviews. Technical comments for the submission may be issued separately. If you have any questions or comments please feel free to contact me by email or at 914-734-1010.

Sincerely,

Martin G. Rogers, P.E.
Director of Code Enforcement
Department of Technical Services

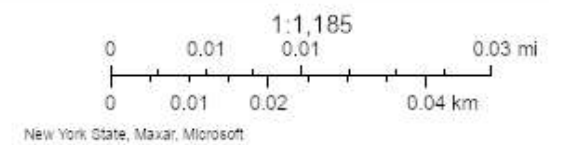
Cc: Chris Kehoe, Town Planner



Cortlandt



12/12/2024, 11:21:11 AM



Sign Legalization & Upgrades

1220 Oregon Road East, Cortlandt

Shopping Plaza Is Not Street-Facing

- View from Oregon Road below. No store signage is visible from the Street.



Rendering – Proposed Signage



Existing Signage at Interior of Property

- All current signage is facing away from the Street frontage. All current storefront signage is in excess of current allowable, however is part of original Site plan approval. Store Numbers are found below.



Proposed New Signage #1 – Laguna Deli

- This would be an Accessory Sign, however it would be the only sign visible to the street for this tenant

New Sign:
2' H x 6' W



Proposed New Signage #2 – Rodeo Grill

- This would be an Accessory Sign, however it would be the only sign visible to the street for this tenant

New Sign:
2' H x 6' W



Pylon Sign – Existing and Proposed

Existing



Proposed



- The existing pylon sign is 40sf in size, including the name of Plaza. Original site plan approval showed Directory to be only 20sf and the name of Plaza to be 20sf.
- The proposed directory sign is 32sf and adds the name of Plaza to the top (which is not counted as signage).
- Proposed sign is narrower than the existing and is the same height.

Store #	Current Tenant	Store Frontage	Primary Allowable Sign Size (sf)	Accessory Allowable Sign Size (sf)	Existing Sign Size (sf)	Primary Proposed Sign Size (sf)	Accessory Proposed Sign Size (sf)	Notes
1	Laguna Deli	20.5'	10.25		16	16		Existing Sign
1	Laguna Deli - Accessory Sign	-		5.13	0		12	This sign would face the street, on a façade with no signage currently.
2	Rodeo Restaurant	9.0'	4.5		12	12		Existing Sign
2	Rodeo Restaurant - Accessory Sign	-		2.25	0		12	This restaurant has a small storefront, but the largest square footage in the Plaza. This sign would face the street, on a façade with no signage currently.
3	Sunshine Smoke	12.0'	6		12	12		Existing Sign
4	Element Hair Salon	14.2'	7.1		12	12		Existing Sign
5	Stella Pizza	20.1'	10.05		16	16		Existing Sign
6	Eden's Glow Spa	20.1'	10.05		16	16		Existing Sign
7	Star Nail Spa	20.1'	10.05		16	16		Existing Sign
8	Panda Garden	20.4'	10.2		16	16		Existing Sign
9	Wash & Dry	20.4'	10.2		16	16		Existing Sign
Total		156.80'	78.4	7.38	132	132	24	
		Allowed	78.4		Combined Proposed	156.0 (99%)		
	Originally Approved	Currently Allowed	Existing Today	Proposed				
Pylon Sign	20sf	16sf	40sf	32sf (100%)				