

Town of Cortlandt  
Zoning Board of Appeals  
Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567

Case Number: 2023-13

Date: Sept 20, 2023

Support Letter for our Proposed Porch Roof.

Dear Sir/Madam,

We are residents of 6 Laurie Road, Cortlandt Manor and have been living in this address with our family since 2006. We would like to propose the construction of the cover / roof for the existing uncovered front porch. This cover will enhance the aesthetic beauty of our house and our well-knit neighborhood. Our neighborhood is very kids friendly with summer and Halloween block parties. The proposed covered porch will provide a shade for all the kids, including our 2 boys, to meet and hang out during the hot summers, winters and rain and foster friendship.

Unfortunately, this will cause a minor area variance. The existing front yard setback is 43.4' while the allowable limit is 40'. The proposed porch roof (on the already existing uncovered front porch) will cause the front yard setback to be 36.6'. This will cause a **minor variance of about 3 feet.**

Attached are the site plans, drawings, and pictures. We have also attached **5 support letters** from our friendly neighbors from the following addresses **who have no objections** to the construction:

4 Laurie Road  
8 Laurie Road  
13 Laurie Road  
5 Cynthia Road  
9 Cynthia Road

- (1) Whether an undesirable change will be produced in the character of the neighborhood, or if a detriment to nearby properties will occur?

***The proposed variance is not expected to cause any undesirable change to the character of the neighborhood or detriment to the nearby properties. On the contrary, the covered porch will serve as a shade for the neighborhood kids to meet.***

- (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?

***Due to the irregular quadrant shape of the land, and the location of the house, which was constructed in 1956, it is difficult to construct the cover in other ways.***

(3) Whether the requested variance is substantial?

***It is a minor ~3 ft requested variance.***

(4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

***The proposed variance is not expected to have any adverse effect or impact on the physical or environmental conditions of the neighborhood.***

(5) Whether the alleged difficulty was self-created?

***Due to the irregular quadrant shape of the land, and the position of the house on the property, which was constructed in 1956, it is difficult to construct the cover in other ways. It was not self-created***









Thank you for your kind consideration of our application.

Sincerely,  
Neepa Biswas and Koushik K. Das  
Sept 20, 2023

6 Laurie Road  
Cortlandt Manor, NY 10567

September 20, 2023  
Town of Cortlandt  
Zoning Board Of Appeals

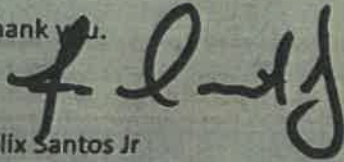
Re: Neepa Biswas  
6 Laurie Road  
Zone: R-20  
Section: 24.9, Block 3, Lot 38.

I, Felix Santos Jr. and Maria Hernandez, are the owners of the property located at 8 Laurie Road, neighboring the property of Neepa Biswas.

We are in full agreement and have no issues with the construction plans set forth.

If you have any questions please feel free to contact us at (646) 529-8303.

Thank you.



Felix Santos Jr



Maria Hernandez

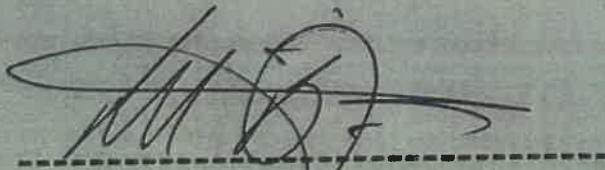


# TOWN OF CORTLANDT

To whom it may concern:

We are neighbors of Neepa Biswas, who lives at 6 Laurie Road.

We live across the street, at 13 Laurie Road and we have absolutely no problem at all with the project that has been proposed to the town. Thank you in advance for your consideration



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Richard Bisignano

9.20.23  
Date



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Medalina Bisignano

9/20/2023  
Date

September 20, 2023

To Whom It May Concern,

I, *NATHAN / Johnson*

construction of the awning structure to be built at 6 Laurie Road Cortlandt Manor, NY 10567. It will not affect the neighborhood or the environment.

do not object to the proposed

Thank you, *Y LAURIE*

Nate and Sharon Johnson

*Nathan Johnson*  
*Sharon Johnson*

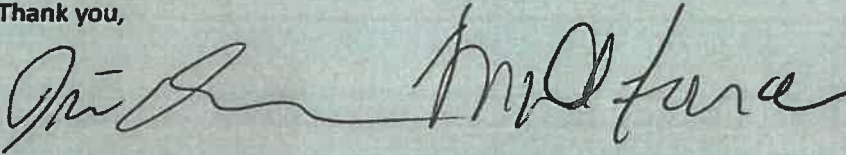


September 20, 2023

To Whom It May Concern,

We, Michelle and Jim DeFonce, do not object to the proposed construction of the awning structure to be built at 6 Laurie Road Cortlandt Manor, NY 10567. It will not affect the neighborhood or the environment.

Thank you,

A handwritten signature in black ink, appearing to read "Michelle & Jim DeFonce". The signature is written in a cursive style with a long horizontal line extending from the left side.

Michelle & Jim DeFonce

5 Cynthia Road

Cortlandt Manor, NY 10567



September 20, 2023

To Whom It May Concern,

I, **TONY PEREZ** do not object to the proposed construction of the awning structure to be built at 6 Laurie Road Cortlandt Manor, NY 10567. It will not affect the neighborhood or the environment.

Thank you,

Tony Perez

*Tony Perez* 9/20/23  
9 CYNTHIA ROAD CORTLANDT  
MANOR 10567