



**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.*

**Ken Hoch**  
*Assistant to the Director/D.O.T.S.*

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

**Town Supervisor**  
Linda D. Puglisi

**Town Board**  
Richard H. Becker  
Debra A. Costello  
James F. Creighton  
Francis X. Farrell

Charles Cardella Jr.  
3 Dickerson Road  
Cortlandt Manor, NY 10567

January 5, 2021

Re: Storage in Side Yard  
3 Dickerson Road  
Tax ID 45.9-5-8

Mr. Cardella:

I am in receipt of your Letter received December 14, 2020 regarding the Existing Trailer at the above referenced premises.

I must deny this request under the following Section of the Town of Cortlandt Zoning Code: Unenclosed Storage in the Side Yard. Section 307-14 and 15, 307 Attachment 2, Table of Permitted Uses, Accessory Residential Uses. Request for a variance from the Code is required.

The Zoning Board of Appeals application form and the short EAF Form shall be completed and returned to the Division of Planning with two (2) copies of the plans, 2 Copies of the Survey, and \$200.00 Zoning Board of Appeals application fee. If the application is deemed complete 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

Case No. 2021-1  
Date: 1/19/21

**TOWN OF CORTLANDT**  
DEPARTMENT OF TECHNICAL SERVICES  
Planning Division  
Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567  
914-734-1080  
[www.townofcortlandt.com](http://www.townofcortlandt.com)  
[chrisk@townofcortlandt.com](mailto:chrisk@townofcortlandt.com)



Henry  
\$200, Check # 279

**ZONING BOARD OF APPEALS APPLICATION**

**Site Data:**

Section 45.09 Block #5 Lot 8 Zone: B-40  
Street Address: 3 DICKERSON RD  
Project Description: TRAILER PARKING  
Circumstances of particular application:  
STORAGE IN SIDE YARD

Application is hereby made for the following Variance, Interpretation and/or Special Permit under the Town Code:

Chapter: \_\_\_\_\_ Section: \_\_\_\_\_ Chapter: \_\_\_\_\_ Section: \_\_\_\_\_

Is adjacent property in the same ownership? Yes \_\_\_\_\_ No \_\_\_\_\_

Does any officer/employee of the Town of Cortlandt have any interest in this application as defined in the General Municipal Law Section 809? Yes \_\_\_\_\_ No X If yes, attach a sheet describing the nature and extent of that interest.

**Applicant:**

Name: CHARLES V. CAZZELLA JR  
Address: 3 DICKERSON RD  
Phone: 914-734-7744 Mobile: 914-844-1105

**Owner:**

Name: CHARLES V. CAZZELLA JR  
Address: 3 DICKERSON RD  
Phone: 914-734-7744 Mobile: 914-844-1105

**Lessee:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

**Architect/ Engineer/ Surveyor:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

**Attorney:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Confirmation All Taxes Paid: MARY E. BREINING Receiver of Taxes, Town of Cortlandt MC Date: 2/5/21

**Authorization:**

State of New York, County of Westchester, \_\_\_\_\_ being duly sworn deposes and says he/she is the owner, or authorized representative by attached completed proxy statement, and is duly authorized to perform or have performed said work and to make and file this application: that all statements are true and to the best of their knowledge and belief, and that he/she has read the foregoing appeal and knows the contents thereof.

Sworn to before me \_\_\_\_\_ Owner or Authorized Representative Signature: \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Print Name: \_\_\_\_\_  
Notary Public: \_\_\_\_\_

December 8,2020

**From:Charles V. Jr. & Denise A. Cardella  
3 Dickerson Rd.  
Cortlandt Manor, N.Y.10567**

**To: Town of Cortlandt  
Code Enforcement Division  
1 Heady St.  
Cortlandt Manor, N.Y.10567**

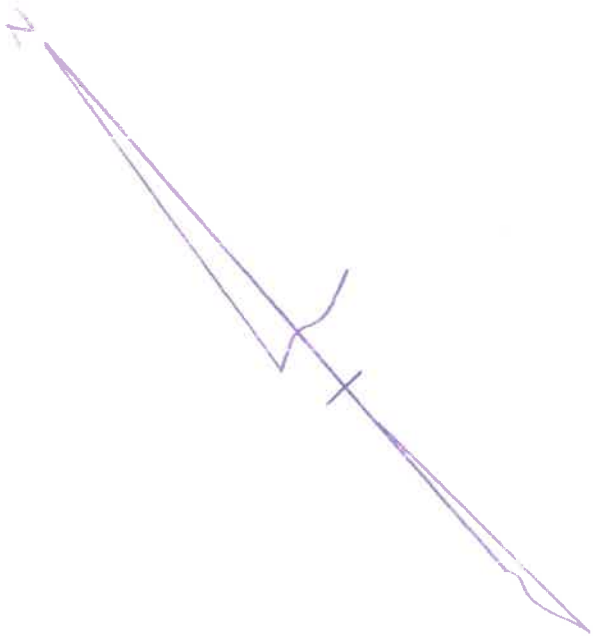
**RE:Complaint # 20200455**

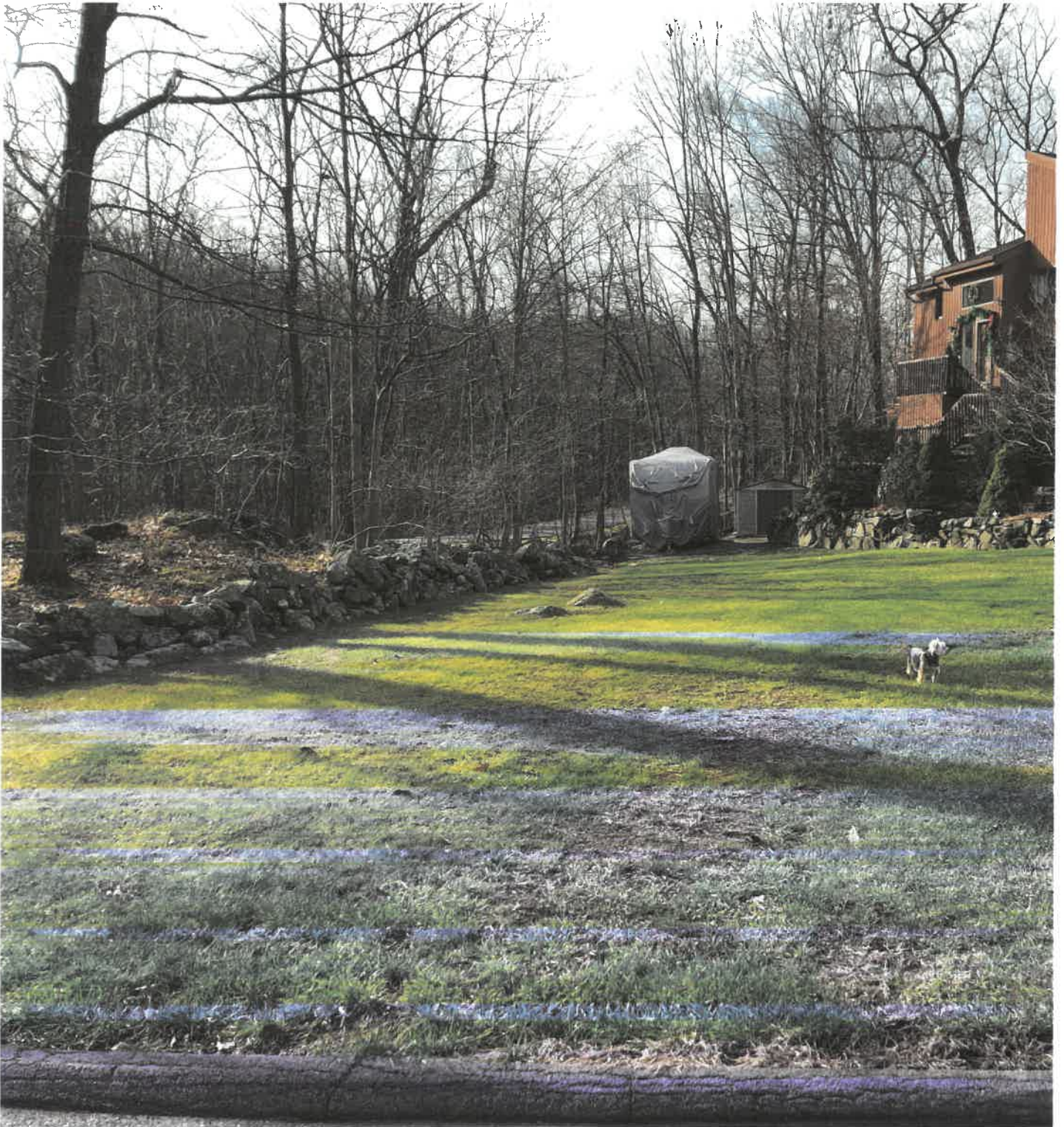
**Dear Code Enforcement Team,**

**I am requesting a variance for my trailer that is parked in my side yard. I need this variance because I have no other acceptable place in my yard to put it. The trailer is over 110 feet from the street. I cannot put the trailer in the back yard because my backyard faces the street and my septic system is right where the trailer would go. I am including pictures and a copy of my survey if needed.**

**Thank you for your cooperation in this matter,**

**Charles V, Cardella Jr.**







# Google Maps 4 Dickerson Rd

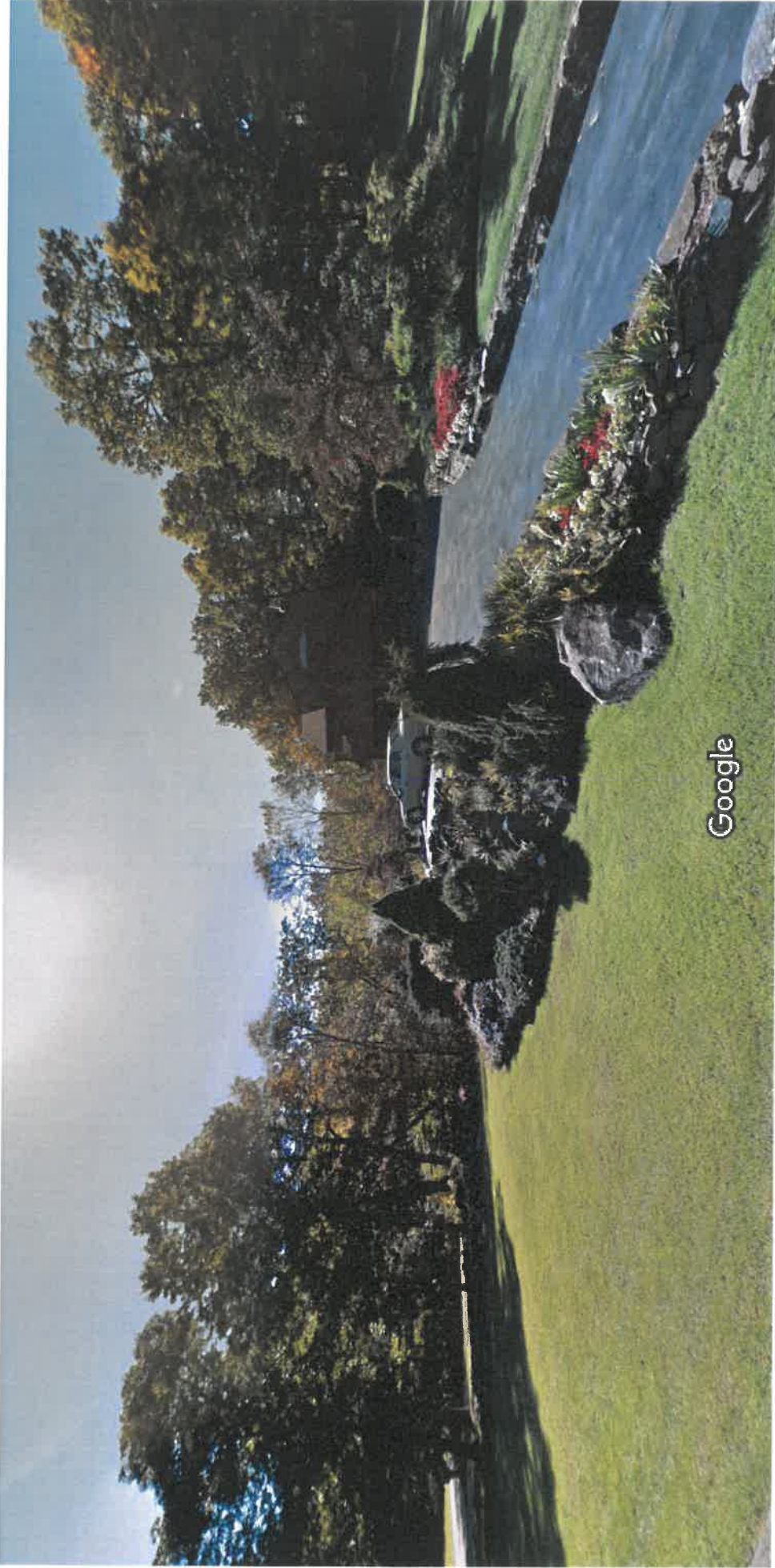


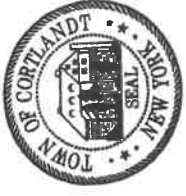
Image capture: Sep 2013 © 2021 Google

Cortlandt, New York



Street View





**Town of Cortlandt**

**Legend**

- Parcels
- Road Labels

**Notes**



1: 1,125

187.5 Feet

93.75

0

187.5

Disclaimer: "The information contained in this data is NOT to be construed as a "legal description". The Town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use."

Map produced by: user



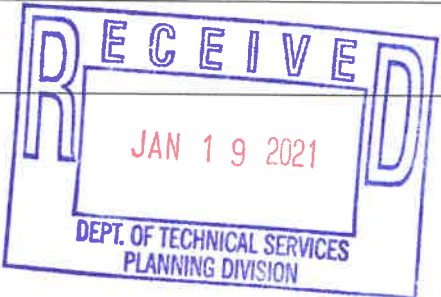
# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
<i>STORAGE OF TRAILER IN SIDE YARD</i>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
<i>110' FROM STREET IN SIDE YARD</i>			
Brief Description of Proposed Action:			
			
Name of Applicant or Sponsor:		Telephone: <i>914-739-7144</i>	
<i>CHARLES V. CARDELLA JR</i>		E-Mail: <i>C.V.C@CORTONLINE.NET</i>	
Address:			
<i>3 DICKERSON RD</i>			
City/PO:		State:	Zip Code:
<i>CORTLANDT MANOR</i>		<i>NY</i>	<i>10507</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3.a. Total acreage of the site of the proposed action?			<i>.78</i> acres
b. Total acreage to be physically disturbed?			<i>0</i> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<i>.73</i> acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Charles Cardenas

Date: 1-15-21

Signature: [Handwritten Signature]