

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

ZONING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
October 17, 2024
7:00 p.m. - 7:23 p.m.

October 17, 2024

MEMBERS PRESENT:

Michael Fleming, Chairman

Wai Man Chin, Vice-Chairman

Chris Beloff, Member

Frank Franco, Member

Michelle Piccolo Hill, Member

Benito Martinez, Member

Thomas Walsh, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

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

3 MR. MICHAEL FLEMING: Here we go. All
4 right. I'd like to call the October 17, 2024
5 meeting of the town of Cortlandt Zoning Board of
6 Appeals to order. I'd like to start by asking
7 anyone who wishes to do so, please join me in
8 saying the 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. WAI MAN CHIN: All right, thank you
15 for rising.

16 MR. FLEMING: So everyone's had an
17 opportunity to look at the meeting minutes from
18 the August 15th meeting.

19 MR. THOMAS WALSH: Roll call?

20 MR. FLEMING: Oh, I'm sorry, I forgot to
21 do the roll call.

22 MR. CHRIS KEHOE: Ms. Piccolo Hill?

23 MS. MICHELLE PICCOLO HILL: Here.

24 MR. KEHOE: Mr. Martinez?

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MR. BENITO MARTINEZ: Here.

MR. KEHOE: Mr. Franco?

MR. FRANK FRANCO: Here.

MR. KEHOE: Mr. Fleming?

MR. FLEMING: Here.

MR. KEHOE: Mr. Chin?

MR. CHIN: Here.

MR. KEHOE: Mr. Walsh?

MR. WALSH: Here.

MR. KEHOE: Mr. Beloff?

MR. CHRIS BELOFF: Here.

MR. FLEMING: All right. Our last meeting was the August 15th meeting. There was not a September meeting because there was no business. So has everyone had an opportunity to review the meeting minutes? And if so, I need someone to make a motion to approve the minutes.

MR. FRANCO: So moved.

MR. FLEMING: All in favor?

MULTIPLE: Aye.

MR. CHIN: Second, actually.

MR. FLEMING: The meeting minutes are approved. And now let's move on to new business.

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2 The first case is the application for Matthew
3 Hager. Is anyone here for the applicant? All
4 right, you can come on forward. Whose case is
5 this?

6 MR. WALSH: Mine. Mine.

7 MR. FLEMING: Tom, it's all yours.

8 MR. WALSH: Hi, Mr. Hager, how are you
9 doing today?

10 MR. MATT HAGER: Fine.

11 MR. WALSH: This is case number 2024-7
12 628 Cardinal Road. Do you want to just explain to
13 us what you're proposing

14 MR. FLEMING: First, just do me a favor,
15 and say your name for the record.

16 MR. HAGER: Matt Hager, 628 Cardinal
17 Road.

18 MR. FLEMING: Thank you.

19 MR. HAGER: I'm building a portico over
20 my front stoop and replace the front door, which
21 doesn't really make a difference to you folks,
22 but the portico. And I believe I'm asking for I
23 think, six inches or so further than what is
24 allowed by your designation. So that's I'm

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2 looking for. Yes?

3 MR. CHIN: Speaking into the microphone.

4 MR. HAGER: Oh, I'm sorry. I'm looking
5 for --

6 MR. CHIN: We record, that's why.

7 MR. HAGER: Oh, that's true. Okay. So
8 I'm looking do a portico. It looks to be about
9 six inches or so in length more than what you
10 folks allow for your zoning, so that's why I'm
11 here for the variance for that distance.

12 MR. FLEMING: Okay.

13 MR. WALSH: All right. I know that I
14 actually was leading the case of your neighbor at
15 630 Cardinal Road back in 2021 when they proposed
16 the same portico over their front porch.

17 MR. HAGER: Correct. Yeah, the same.

18 MR. WALSH: Yeah, I have, you know, I
19 have no objection to what you're proposing. I
20 think it, as I go through the five factors, it
21 does not pose an undesirable change to the
22 neighborhood. Benefits sought by the applicant
23 can be achieved, you can not put it up there, but
24 I believe it is, it does look nice. It doesn't

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2 take anything in character from the neighborhood.
3 It is not substantial. It's 12.5 percent, five
4 foot variance you're looking for. It does, it
5 will not have an adverse effect on the, on the
6 neighborhood. And it, yeah, the fifth factor is
7 it self-created. Yes, they're all, this is self-
8 created, what you're asking for. Going through
9 the five factors, I don't have any reservation
10 with approving this as proposed.

11 MR. FLEMING: Anyone else in the board
12 have any questions or comments?

13 MR. CHIN: Yes, I, I agree with Mr.
14 Walsh. Basically the portico goes to kind of help
15 going to the front door without getting rained
16 on, snowed on, so forth when you're trying to
17 open up the front door.

18 MR. HAGER: Correct.

19 MR. CHIN: For neighbors or friends to
20 come by, get out of the weather a little bit and
21 I see no problem with it.

22 MR. HAGER: Well, that's good to hear.

23 MR. FLEMING: Anyone else have any
24 questions or comments? Okay. I also have no

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2 questions.

3 MR. MARTINEZ: I have no problem.

4 MR. FLEMING: No questions or comments,
5 I think it'll look very nice and, and I, it looks
6 like you're going to get a yes, so I wish you
7 luck with it, but I think you're --

8 MR. HAGER: Great. Thank you very much.
9 Thanks for Christopher's help.

10 MR. WALSH: Anybody else in the public
11 before we --

12 MR. CHIN: Zoom, no?

13 MR. WALSH: Anybody on Zoom? No? We good
14 to --

15 MR. FLEMING: All right, let's have a
16 motion.

17 MR. WALSH: I make a motion to close
18 case number 2024-7 for 628 Cardinal Road.

19 MR. CHIN: Second.

20 MR. FLEMING: All in favor?

21 MULTIPLE: Aye.

22 MR. FLEMING: Any opposed? All right.

23 MR. WALSH: I make a motion that we
24 approve case number 2024-7 for Matthew Hager, 628

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Cardinal Road, requesting an area variance required 40 feet, proposed 35 feet for variance of five feet, which is 12.5 percent. This is SEQR type II, no further compliance required.

MR. FLEMING: Second?

MR. CHIN: Second.

MR. FLEMING: All in favor?

MULTIPLE: Aye.

MR. FLEMING: Any opposed? All right, so moved, congratulations.

MR. HAGER: Okay. Thank you folks.

MR. FLEMING: Good luck to you.

MR. HAGER: Thank you.

MR. KEHOE: So you'll get the decision and order mailed to you. Martin Rogers will get a copy in the building department and then he needs that in order for you to get your building permit.

MR. HAGER: Okay.

MR. KEHOE: And it'll be a couple days.

MR. HAGER: No problem.

MR. KEHOE: Okay.

MR. HAGER: Thank you.

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2 MR. WASLH: Thank you. Good luck.

3 MR. FLEMING: All right, next case --

4 MR. CHIN: Mr. Martinez.

5 mr. FLEMING: -- Mr. Martinez.

6 MR. MARTINEZ: Yes.

7 MR. FLEMING: This is --

8 MR. MARTINEZ: Yeah, we have --

9 MR. FLEMING: -- Nicholas Faustini on
10 behalf of Eric Rubinfeld.

11 MR. MARTINEZ: That's correct.

12 MR. FLEMING: Is somebody somebody here
13 from the applicant? You can come on forward and
14 can take it away.

15 MR. NICHOLAS FAUSTINI: Yes, good
16 evening.

17 MR. FLEMING: How are you?

18 MR. FLEMING: My name is -- hello, my
19 name is Nicholas Faustini. I'm an architect. I'm
20 presenting the application before you this
21 evening for legalizing an existing, an existing
22 structure in the front yard at 241 Mount Airy
23 Road West. The structure, the subject structure
24 is a shed. Essentially it's a pool shed, it

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2 encloses the pool equipment as well as on the
3 interior remains unfinished and also allows for
4 storage of yard items. The property itself is
5 located in a R-80 zoning district, it's
6 approximately two acres. The existing house
7 itself, the principal building as well as an, an
8 existing in-ground pool, are both nonconforming
9 in terms of setbacks permitted and, and do have
10 certificates of occupancy. The, the item before
11 you this evening is for the accessory shed, which
12 is immediately adjacent to the pool and located
13 in the front yard of the property.

14 We've presented principle points as to
15 why we feel this legalization of this structure
16 would be to the benefit of the applicant. And it
17 has existed for many years prior to our client's
18 ownership of the property. And he would like to
19 essentially legalize it at this point.

20 MR. MARTINEZ: Yes, my, actually it's my
21 case. I appreciate the way that you described all
22 the points. I don't see the request as
23 substantial and, and I also love the fact that
24 the neighbor actually was able to write a letter

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2 on behalf of the Eric Rubinfeld family. So I do,
3 I do not have any problem with this. I don't know
4 if any one of my colleagues.

5 MR. FLEMING: I, I agree. I mean, I
6 think it's, it's a, it's a fine looking building.
7 It serves its purpose. I don't think it's out of
8 character for the neighborhood. I think you
9 presented it very well and I appreciate you, you
10 taking the time to present it so well. It makes
11 our job a lot easier when you, when, when you do
12 that. So, yeah, I, I have no problem. I don't
13 think it, it violates any of the five factors
14 other than it is self-created. Of course it is.
15 You chose to build a shed, but that, that doesn't
16 really you know, impact my decision on this
17 anyway. So I think it's, I think it's absolutely
18 fine. And again, thank you for presenting well.

19 MR. KEHOE: I apologize I was
20 technologically struggling. Did you also
21 reference the need for the variance for the too
22 much accessory structure coverage on the
23 property?

24 MR. FAUSTINI: So there, there are two

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2 variances this evening that are a part of this
3 application. One is for the location of the shed
4 itself within the front yard. The other is for
5 accessory structures, square footage being
6 greater than, more than -- forgive me, more than
7 50 percent of the principal area of the building.
8 The accessory structures here do include the
9 existing pool, which, which is at the front yard
10 of the property. The pool itself is 800 square
11 feet. The shed is 494 square feet, but includes a
12 covered porch area. So it's not just interior
13 space, it's volume. So that's why that -- the
14 existing home itself is 2,250 square feet, the
15 sum of the pool and the shed is approximately
16 1,284 square feet, so just over 50 percent.

17 MR. FLEMING: I thank you for clearing
18 that up. And, and I thank you for the
19 information. Again, I, I don't have any problem
20 granting either variance. Anyone else on the
21 board?

22 MR. CHIN: Yeah, I, I really have no
23 problem on the variance of the, what you asked
24 for first and the second. Okay. I drive by there

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2 every day. I live on East Mt. Airy Road and I
3 can't even see your structure from the road at
4 any time, you know. Even when the leaves are
5 down, you can't even see it, you know what I
6 mean, so I really have no problem. I don't think
7 it's a detriment to the neighborhood or anything
8 like that. I think it looks great from the
9 pictures and from all the plans and everything
10 else. So again, I would have no problem with
11 granting both variances.

12 MR. FAUSTINI: Thank you.

13 MR. WALSH: And I concur.

14 MR. FLEMING: I think we need to close
15 public hearing. Any motion?

16 MR. MARTINEZ: I make a motion to close
17 the public hearing.

18 MR. FLEMING: Second.

19 MR. CHIN: That's on case 24 --

20 MR. FLEMING: I'm sorry, we, we didn't
21 ask the public first.

22 MR. CHIN: Oh.

23 MR. FLEMING: I don't think there's
24 anyone here, but if there's anyone here who would

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2 like to make a comment, please let me know or if
3 there's anyone on Zoom who would like to make a
4 comment, please let me know.

5 MR. CHIN: Okay.

6 MR. FLEMING: All right, now, sorry.

7 MR. MARTINEZ: Now I make a motion to
8 close the public hearing on the case number 2024-
9 8.

10 MR. FLEMING: I just need a second.

11 MR. CHIN: Second.

12 MR. FLEMING: All In favor?

13 MULTIPLE: Aye.

14 MR. FLEMING: All right. Public hearing
15 is closed. And now do we have a motion to
16 approve?

17 MR. MARTINEZ: I make a motion to
18 approve the area variance for request for
19 required 1,125 square feet and proposed 1,294
20 square feet, area variance for 169 feet, and we
21 could represent 15 percent.

22 MR. CHIN: And also the --

23 MR. FLEMING: What's your second
24 variance?

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2 MR. CHIN: Yeah, the second variance is
3 for the total accessory structure of about 50
4 percent of the, the regular structure, that will
5 be also included into this variance.

6 MR. FLEMING: All right, so we have a
7 motion to approve. I need a second.

8 MS. HILDINGER: A Second.

9 MR. FLEMING: All in favor?

10 MULTIPLE: Aye.

11 MR. FLEMING: Any opposed? No.

12 MR. CHIN: Is this is a type II under
13 SEQR?

14 MR. WALSH: Oh, Yes.

15 MR. MARTINEZ: No further, yeah, SEQR,
16 type II. And so we approved the, the variance,
17 both of them, of course. And the SEQR type II, no
18 further compliance is required.

19 MR. CHIN: Second.

20 MR. FLEMING: All right. So same, same
21 thing you had heard. You will get a decision in
22 the mail. It'll be sent to -- oh, you don't have
23 to send it to Martin because it's already done.

24 MR. KEHOE: Yeah. I have to make, I hand

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2 it to Martin, but yeah, he puts it in the file
3 and then he knows.

4 MR. FLEMING: Whatever he needs to do
5 that, so.

6 MR. FAUSTINI: Okay.

7 MR. FLEMING: So congratulations and
8 again, I do appreciate you presenting it so
9 neatly. It makes it very easy for us. We
10 appreciate the work.

11 MR. FAUSTINI: Thank you very much. Have
12 a good evening.

13 MR. WALSH: Thank You. Good luck.

14 MR. CHIN: Thank you.

15 MR. FLEMING: All right. Is anyone here
16 for the Jasmin Fleming case?

17 MR. KEHOE: Yep.

18 MR. FLEMING: You are here. Okay. So
19 this is Mr. Franco's case if you want to. Yeah.
20 So, so this is case 2024-9 for a variance for --

21 MR. KEHOE: Jasmin, you can come up to
22 the mic. Yep.

23 MR. FLEMING: Jasmin, I'm sorry.

24 MS. JASMIN FLEMING: Please step up.

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2 MR. FRANCO: Yeah, you can step up. I
3 was, was going to invite you in a second.

4 MR. KEHOE: Oh, sorry.

5 MR. FRANCO: An area variance for a
6 front yard setback for a proposed deck. Ms.
7 Fleming, if you'd like to present the case.

8 MS. FLEMING: Sure. So last year --

9 MR. KEHOE: Oh, you have to use the
10 microphone, sorry. You can pull it down.

11 MS. FLEMING: All right, a little short
12 here.

13 MR. WALSH: State your name and address,
14 too.

15 MS. FLEMING: Jasmin Fleming, 8 Red Mill
16 Road. So this past year was difficult. We had a
17 sewer issue, which led to a foundation sealing
18 and repairing, which we had to remove our
19 original concrete steps that we had, leaving the,
20 the backyard entrance, right, into the house. And
21 when we were going to go replace it, we didn't
22 realize that it wasn't up to code. So we applied
23 for this variance so we can have permission to
24 put it back.

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2 MR. FRANCO: Mm-Hmm.

3 MS. FLEMING: And actually extended
4 widthwise versus closer to the street. We have a
5 lot of kids and we needed a little space and
6 keeping it safe for them while going up and down
7 the stairs.

8 MR. FRANCO: Mm-hmm. Yeah, reviewing it
9 again with the five factors, the benefit can be
10 achieved by some other means, I don't think so
11 for this particular one. It's not an undesirable
12 change to the neighborhood. I, there's already a
13 foundation there, so I don't really see it as a
14 substantial change to what's already existing. It
15 won't have a, I don't see it having an adverse
16 physical effect on the environment. And as we've
17 said on other cases, it is self-created, but it's
18 not the only factor that can make or break it. So
19 considering everything, I don't have an issue
20 with the request. And I guess I'll open it up to
21 the rest of the, the crew if anyone else has any
22 comments.

23 MR. FLEMING: Again, I think it fits in
24 great with the neighborhood. I think you're going

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2 to, it's going to look lovely and I think it's
3 going to be great. I've got to compliment you on
4 your Halloween decorations in front of your
5 house, it looks very good. I like them a lot.
6 Yeah, but I, I have no problems with this
7 whatsoever.

8 MR. CHIN: Yeah, I have no problem also.

9 MR. FLEMING: Great.

10 MS. HILDINGER: No concerns.

11 MR. MARTINEZ: I have no problem with
12 this.

13 MR. FLEMING: Alright, public.

14 MR. FRANCO: Yeah. Any --

15 MR. FLEMING: Does any anyone from the
16 public want to say anything?

17 MR. FRANCO: -- from the public have any
18 comments?

19 MR. FLEMING: Is there anyone on Zoom
20 who wishes to make a comment? No.

21 MR. FRANCO: All Right. I make a motion
22 to --

23 MR. FLEMING: Close public hearing.

24 MR. FRANCO: -- close the public hearing

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2 for 2024-9.

3 MR. WALSH: Second.

4 MR. MARTINEZ: Second.

5 MR. FLEMING: All in favor?

6 MULTIPLE: Aye.

7 MR. FLEMING: All right, so public
8 hearing is closed.

9 MR. FRANCO: And I guess we'll make a
10 motion to, well, a motion to approve the case
11 2024-9 for an area variance for the front yard
12 setback proposed 37.25 feet variance is 6.75 feet
13 or 15 percent. This is a SEQR type II. No further
14 compliances required.

15 MR. CHIN: Second.

16 MR. FLEMING: All in favor?

17 MULTIPLE: Aye.

18 MR. FLEMING: Any opposed?

19 Congratulations.

20 MR. FLEMING: Thank you. You will get a
21 copy of the order that, coming from this board in
22 the mail, mail. Then it goes to the planning
23 board, I'm sorry, I mean the --

24 MR. CHIN: The building department.

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2 MR. FLEMING: building department.

3 MS. FLEMING: Yes.

4 MR. FLEMING: And you can continue with
5 your building permit from there.

6 MS. FLEMING: Okay.

7 MR. FLEMING: Good luck to you.

8 MS. FLEMING: Thank you. Thank you so
9 much, much.

10 MR. FRANCO: Good luck.

11 MS. FLEMING: Okay.

12 MR. FLEMING: All right, the next one is
13 somewhat of an unusual one for us in terms of the
14 procedure. It's Michelle Piccolo Hill's case.

15 MS. PICCOLO HILL: Yes.

16 MR. FLEMING: You can call it.

17 MS. PICCOLO HILL: Yep. So this is for
18 Brian, I hope I pronounce the name right,
19 Sinsabuagh.

20 MR. BRIAN SINSABAUGH: Sinsabaugh.

21 MS. PICCOLO HILL: Sinsabaugh.

22 MR. SINSABAUGH: It was close.

23 MS. PICCOLO HILL: For the property,
24 Iaropoli Construction Corps,

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2 MR. FLEMING: Iaropoli.

3 MS. PICCOLO HILL: I hope I'm getting
4 these right, at 2077 East Main Street and this is
5 for an area variance under section 307-17, 307
6 Table of Dimensional Regulations rear yard
7 setback for the removal of an existing carport
8 and the construction of an addition to the
9 primary structure for an enclosed bay wash.

10 MR. FLEMING: Now this, this currently
11 is before the planning board, who's the lead
12 agency. So --

13 MR. SINSABAUGH: Correct.

14 MR. FLEMING: -- this board is not able
15 to vote tonight to approve this.

16 MR. SINSABAUGH: Understood.

17 MR. FLEMING: What we will do is listen
18 to your application, open and close the public
19 hearing if there are any comments, and then we'll
20 issue either an objection or a no objection
21 letter to the planning board. And you'll have to
22 come back to them, probably in December. So,
23 that's kind of unusual procedure, but I think
24 that's the way this is going to play out.

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2 MR. SINSABAUGH: Understood.

3 MR. FLEMING: Okay.

4 MR. SINSABAUGH: We anticipated that.

5 All right.

6 MR. FLEMING: Have at it.

7 MR. SINSABAUGH: All right, awesome.

8 Thank you for the introduction. My name is Brian
9 Sinsabaugh. I'm an attorney of the Zarin and
10 Steinmetz. With me this evening, I have the
11 applicant, John Petri, as well as John Gilchrist,
12 who is the engineer and architect of record. As
13 mentioned, we're seeking an area variance with
14 regard to the existing enterprise Rent-a-Car.
15 Currently, the way it's operated -- it's operated
16 this location since 1990 and currently its
17 operations involve utilizing what is a carport, a
18 temporary structure that's in the rear of
19 property. It's approximately eight feet away from
20 the rear boundary, 8.3 feet and also within eight
21 feet of the side yard boundary.

22 So what we're proposing to do is
23 relocate the operations from that carport
24 structure to an interior addition to the existing

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2 building. That's going to increase the setbacks
3 on the structure. But the reason why we're here
4 before you, even though we are increasing
5 existing setbacks that are previously approved,
6 is that we are removing a temporary structure and
7 putting an addition on a permanent structure.

8 The -- we don't think that they'll,
9 honestly, this will benefit not only the
10 applicant, but also the surrounding neighborhood.
11 So for the applicant, we have more efficient
12 operations. It's a more attractive site for their
13 customers. With regard to the neighborhood
14 though, we do have greater compliance with
15 setbacks. So again, we're going from 8.3 feet to
16 15 feet in the rear. And for the side yard we're
17 going from 7.7 feet to 12.8 feet. Just an
18 asterisk on that is that we do not need the
19 variance in the side yard. It has been granted
20 for 12.6 feet for the original structure.

21 With regard to noise, we're going to be
22 utilizing the same equipment. I had mentioned the
23 equipment and the decibel values within the
24 letter that we submitted. But all those, all that

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2 equipment currently is being operated with the
3 open tent structure in the rear. We're going to
4 be enclosing all those operations. So it's
5 already in compliance, we believe with regard to
6 the noise ordinance, but it's going to be further
7 in compliance at this time.

8 Lastly, we're going to be improving
9 aesthetics for the site. As I mentioned, removing
10 a temporary tent like structure is definitely
11 going to significantly improve the view of the
12 site, albeit being in the rear. But we are also
13 proposing fence improvements as part of this as
14 well as consistent design with the architecture.
15 So it's not going to be inconsistent with what's
16 already existing on the site. With that said, if
17 you have any questions, we'd be happy to answer.

18 MS. PICCOLO HILL: No, I mean I just
19 wanted to say, you know, I appreciate you, you
20 know going through the five points, that was very
21 helpful. I agree with you. I think actually this
22 does improve the area from what you currently
23 have. And while you're asking for a pretty
24 significant variance of 50 percent, when you're

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2 looking that on paper it's 50 percent, but when
3 you're actually looking in practicality, you're
4 actually further away from the neighbors and you
5 are -- you are making it less of a hindrance to
6 the neighborhood, because you're helping to make
7 the noise less of a concern as well. So I
8 actually don't have any concerns. Does anyone
9 else?

10 MR. FLEMING: I, I agree. I think this
11 is a, you know, an improvement to the existing
12 business. I, I have many times in the past been a
13 customer of this business and renting cars there.
14 You know, I think it will look much better and
15 much more attractive to your customers. The
16 existing deck is old, the carport looks just like
17 a carport. This, you know, the plans that you,
18 you described, this is going to look far more
19 professional, for lack of a better word. So I
20 think this is a great decision. I'll probably
21 continue to be a customer of theirs, so I'm sure
22 I'll see it in person when it's all done, but I
23 wish, I wish them the best of luck.

24 MR. SINSABAUGH: Thank you. We hope so.

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2 MS. PICCOLO HILL: So --

3 MR. FLEMING: Anybody else?

4 MS. PICCOLO HILL: -- we're going to
5 open it up to --

6 MR. CHIN: Yeah. I'd like to say that I
7 agree with chairman and Ms. Piccolo on this
8 thing. I, I'm, I'm on the zoning board longer
9 than most people here. I mean, I think I am the
10 longest, and I was here when enterprise was first
11 built and back then when the state took over the
12 front and we had to give almost everybody on
13 Route 6 a variance because the state took away 25
14 feet for making a four-lane roadway instead of
15 just a two-lane roadway. And at that time that it
16 kind of hampered everybody that was on Route 6
17 but I think it made a big improvement on Route
18 six to, for all the commercial spaces and
19 everything else. And so we gave a, a variance
20 from 25 to zero feet for the front yard back
21 then. And I was here in 2012 also when we, when
22 you did the tent and everything else for the
23 eight feet variance in the back over there. And
24 at that time we had no problem. And now you're

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2 making it even better, making it to 15 feet with
3 an enclosed structure where you're not going to
4 hear the noise and everything else. I think this
5 is going to be a great job for the neighborhood.

6 MR. SINSABAUGH: Thank you.

7 MS. PICCOLO HILL: Anyone else?

8 MR. FLEMING: Anybody else?

9 MR. MARTINEZ: I also agree. I believe
10 anything that going to improve the, the look of
11 the neighborhood and plus it's going to help you
12 guys and to facilitate the service that you guys
13 provide there. So, I do not have any problem with
14 that either, so.

15 MR. SINSABAUGH: Thank you.

16 MS. PICCOLO HILL: So unless anyone else
17 has anything to say, I'd like to open it up to
18 the public.

19 MR. CHIN: Anybody on Zoom? No.

20 MS. PICCOLO HILL: Or Zoom?

21 MR. FLEMING: Anybody on Zoom? No.

22 MS. PICCOLO HILL: Okay. Then I would
23 like to propose --

24 MR. CHIN: Well we're going to close the

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2 public hearing.

3 MS. PICCOLO HILL: -- that we close the
4 public hearing.

5 MR. FLEMING: I need a motion.

6 MS. PICCOLO HILL: I make a motion to
7 close the public hearing.

8 MR. MARTINEZ: I second.

9 MR. FLEMING: All in favor.

10 MR. CHIN: That's on case 2024-10,
11 right. Okay.

12 MR. FLEMING: All in favor?

13 MULTIPLE: Aye.

14 MR. FLEMING: Any Opposed? Public
15 hearing closed.

16 MS. PICCOLO HILL: And then I'd like to
17 suggest that we write a, a note of no objection
18 to the planning board.

19 MR. FLEMING: So we're going to have a,
20 a motion to close the public hearing.

21 MS. PICCOLO HILL: Oh.

22 MR. FLEMING: And a motion and a
23 simultaneous motion to send a no objection letter
24 to the planning board.

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2 MR. CHIN: On the variance.

3 MR. FLEMING: On the variance requested.

4 That's, that's what your motion is, right,
5 Michelle?

6 MS. PICCOLO HILL: Yes.

7 MR. FLEMING: Okay. I need a second.

8 MR. CHIN: I second.

9 MR. FLEMING: All in favor?

10 MULTIPLE: Aye.

11 MR. FLEMING: Any opposed? No. All
12 right. So public hearing is closed. We're going
13 to send our no objection letter. Your next, you
14 will hear from them, I suspect you'll be on the
15 December, you know, hearing for the planning
16 board.

17 MR. SINSABAUGH: Yes. I, I think we're
18 on November 7th, we have a public hearing.

19 MR. KEHOE: They'll be back with you In
20 December, most likely.

21 MR. CHIN: Okay, we'll see you in
22 December, we'll make our final decision then.

23 MR. FLEMING: And then we'll issue a
24 final decision for you.

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2 MR. SINSABAUGH: Excellent. Thank you
3 very much.

4 MR. FLEMING: All right, thank you very
5 much.

6 MR. MARTINEZ: Good luck.

7 MR. FLEMING: Is there anyone else with
8 any business? No. I need a motion to close
9 today's hearing.

10 MR. CHIN: So moved.

11 MR. WALSH: Second.

12 MR. FLEMING: All in favor?

13 MULTIPLE: Aye.

14 MR. FLEMING: All right. The motion --
15 the meeting is adjourned. I'll see you all in
16 November.

17 MR. FRANCO: All right.

18 (The public board meeting concluded at
19 7:23 p.m.)

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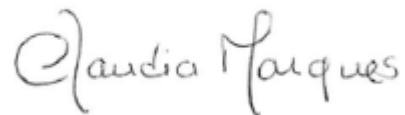
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CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Zoning Board of Appeals meeting of the Town of Cortlandt on October 17, 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: November 1, 2024

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