

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

ZONING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

June 20, 2024

7:00 p.m. - 7:47 p.m.

June 20, 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

1 June 20, 2024

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

3 MR. MICHAEL FLEMING: Today is June 20,
4 2024. I'd like to call to order the town of
5 Courtland Zoning Board of Appeals meeting. We
6 could just start with anyone who wishes to join
7 me in saying the Pledge of Allegiance? Please,
8 please do so.

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. FLEMING: Alright, thank you, Mr.
15 Kehoe, can you do a roll call, please?

16 MR. CHRIS KEHOE: Ms. Piccolo Hill?

17 MS. MICHELLE PICCOLO HILL: Here.

18 MR. KEHOE: Mr. Martinez?

19 MR. BENITO MARTINEZ: Here.

20 MR. KEHOE: Mr. Franco?

21 MR. FRANK FRANCO: Here.

22 MR. KEHOE: Mr. Fleming?

23 MR. FLEMING: Here.

24 MR. KEHOE: Mr. Chin?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

June 20, 2024

MR. WAI MAN CHIN: Here.

MR. KEHOE: Mr. Walsh?

MR. THOMAS WALSH: Here.

MR. KEHOE: Mr. Beloff?

MR. CHRIS BELOFF: Here.

MR. FLEMING: Has everyone had an opportunity to review the meeting minutes from the May 16, 2024 meeting? And if so, can I get a motion please?

MR. CHIN: Motion.

MR. FRANCO: So moved.

MR. FLEMING: Motion, motion to approve the minutes. Can I get a second?

MR. MARTINEZ: Second.

MR. FLEMING: All in favor?

MULTIPLE: Aye.

MR. FLEMING: Any opposed? Alright, the, the minutes have been approved. Alright, the only case on, I believe Ms. Piccolo Hill is yours, 2024-4.

MS. PICCOLO HILL: Yes, it is John E. Lentini, on behalf of Edison Ruilova for an area variances in the front yard for proposed two car

1 June 20, 2024

2 garage and an existing shed.

3 MR. FLEMING: Alright, we previously had
4 had this case on. We had conducted a site visit
5 last Sunday, I believe it was June 9th. Thank you
6 for, for allowing us to have that site visit.

7 MR. JOHN LENTINI: Sure.

8 MR. FLEMING: We appreciate it.

9 MR. LENTINI: My pleasure.

10 MR. FLEMING: If, if the applicant has
11 anything else they wish to provide to us, and I
12 will note that you did provide two additional
13 documents today, which all the board members have
14 gotten and have, and have had a chance to, to
15 review. But if you want to reference these or if
16 you have anything else you want to put on the
17 record, please do so.

18 MR. LENTINI: Awesome. Good evening.

19 MR. FLEMING: Please state your name,
20 obviously.

21 MR. LENTINI: Mr. Chairman and members
22 of the board and staff, I'm John Lentini,
23 architect for Edison Ruilova, I think I'm
24 pronouncing right, Ruilova. This survey just

1 June 20, 2024

2 produced another issue. There's a shed that I'm
3 told was there since 1940, but on the rear
4 northern part of the property line, say
5 northwestern part of the property line. It's only
6 three feet from the property line. I don't know
7 if there's any prior rights to that, whether we
8 should try to include it in a otherwise difficult
9 request for a variance or just essentially move
10 it, you know, or, or shave it down. But that,
11 that's something new that the survey produced.

12 MR. KEHOE: Did you speak to Martin
13 about that yet?

14 MR. LENTINI: I didn't talk to Martin
15 about this. I talked to him today and I
16 completely forgot. I'll call him tomorrow. But I,
17 I don't know for a fact that this has been there
18 that long, but it looks pretty old and I don't
19 know that there is any prior nonconforming rights
20 for that shed.

21 MR. KEHOE: Is that, is that the shed
22 behind the septic area?

23 MR. LENTINI: Yes.

24 MR. WALSH: Was that the green one?

1 June 20, 2024

2 MR. KEHOE: Right.

3 MR. FLEMING: Was, was that the one that
4 was green or was that the one that was red
5 painted?

6 MR. LENTINI: Do you know what the color
7 is?

8 MR. EDISON RUILOVA: The green, green
9 one, green one.

10 MR. WALSH: The green one, okay.

11 MR. LENTINI: That has a, has a, a
12 generator in front of it and a fuel storage
13 behind it.

14 MS. PICCOLO HILL: It's the one to the
15 right of the gravel that goes back to the one
16 with the garage door?

17 MR. LENTINI: Yes.

18 MS. PICCOLO HILL: Okay.

19 MR. LENTINI: Otherwise, the survey
20 didn't produce any surprises for me. We had only
21 asked him to do the topo for where we were
22 working. The, the other thing that I provided was
23 just an analysis of how many other places this
24 garage could go. And if you strike a line across

1 June 20, 2024

2 the front of the building, it produces an area
3 about one-third of the whole site that you can't
4 build an accessory building in front of. To the
5 right of the house, you have the septic system
6 that we can't drive over or put anything on top
7 of. And the site probably would not be approvable
8 for a modern septic system today. And if I were
9 to file to move it, they would impose all the,
10 the latest laws about septic systems and most
11 houses don't actually meet the current standards
12 for single site sewage treatment systems, SSTs.
13 On the left side and down below, the terrain is
14 very steep. But at the bottom there are flat
15 areas, but if we were to put a garage there,
16 there's no way of communicating with the house,
17 and we wouldn't be allowed to have two driveways
18 so it would defeat our purpose.

19 So the only place that a garage could go
20 is in the backyard, which is the only other flat
21 area on the site, as opposed to in front where we
22 couldn't put it anyway. That's why we're here
23 requesting a variance. And in the back they want
24 to have a backyard, you know, to play soccer. I

1 June 20, 2024

2 asked Adriana does she kick a ball around. His,
3 the owner's daughter's is here today. And she
4 said, oh yeah, we play in the backyard. If we put
5 a garage there, we would have to have a driveway
6 to it. We'd have to have turnarounds. And then we
7 get to the point, why do we need a garage?

8 Well, the garage that's in the building
9 is too small for most modern vehicles. SUVs don't
10 fit. And frankly, people don't put their cars so
11 much in their houses anymore. I'm not sure of
12 that, the fear of gasoline or other things, but
13 the purpose for this garage would be to store
14 other things besides automobiles. And it would be
15 away from the house. It would be closer to the
16 road. And it would potentially, there's been some
17 feedback that it could be used to store
18 materials. Moreover, outside of it, I think would
19 be the concern because if we stored materials
20 inside of it, I don't know how that would bother
21 anybody.

22 But at our site visit, you noticed that
23 there were materials outside and I questioned the
24 owner about it and he told me that some of those

1 June 20, 2024

2 materials actually came with the house, that
3 there was a lot of stuff including the toilets.
4 The only thing he admitted to putting there were
5 the sinks. You know, there was a, a bunch of
6 sinks rolled up on the side of the house, but all
7 the toilets down by the street are slated to be
8 removed when he has an opportunity to remove him,
9 I don't think the sanitation will take them.

10 But getting to his business on his
11 ability to use the yard, he does major work in
12 New York City. He has two jobs, one on West 67th
13 Street, where they gave him a portion of the
14 building to store his vehicles and materials, and
15 another one in Brooklyn where I, I've -- she
16 showed me the pictures that he has these long-
17 term jobs where he's renovating apartments, he's
18 putting in floors, changing, you know,
19 modernizing bathrooms, all housing work, kind of
20 work, sort of. And he really has no purpose for
21 doing that. But not to say that, you know, we
22 could swear we're never going to put any
23 materials out there. I don't know how enforceable
24 that is. I don't want to insult any of the

1 June 20, 2024

2 neighbors, by okay, we'll be good, we'll swear.
3 But he has no intention of doing that. That's my
4 point.

5 And otherwise there are probably other
6 laws, quality of life laws that could be imposed
7 if it did become a nuisance. I don't see putting
8 the garage there itself would create the
9 nuisance. And in terms of what it would look
10 like, as I pointed out, if the building faced the
11 other street, Mount Airy Road, the garage will be
12 permitted there, so it's not like it's so unusual
13 that we would have it.

14 Going to the points of the state law --
15 the town law, we didn't create this yet, we
16 didn't do it. He was just grading off an area as
17 an afterthought, that I believe we can't really -
18 - you put this anywhere else, his hardships are
19 the fact that it's a big corner lot that is 60,
20 more, 70 percent of it is steep slope.

21 And finally, I don't believe that it
22 will look obnoxious or won't be out of character
23 for the neighborhood. So, I think I've touched
24 upon all of them.

1 June 20, 2024

2 MR. FLEMING: Okay. Do you have any
3 questions, I'll start with you.

4 MS. PICCOLO HILL: Okay. You know, I did
5 go to the site. I did have some concerns. Talking
6 about the five factors, I think it could
7 potentially create an undesirable change to the
8 neighborhood. I do think, also having walked
9 around, I do think that there are other options
10 potentially for putting the garage. So, I would
11 want that, or I would recommend looking into that
12 because if there was a vote today, I don't know
13 if I'd be able to vote yes.

14 You know, the adverse impact, adverse
15 effect on the physical environment, there's a lot
16 of fill on a very steep slope. I would question
17 what the fill was because I would want to make
18 sure that the garage wouldn't then tumble down
19 the hill, especially with all the rains that we
20 have.

21 MR. LENTINI: Sure.

22 MS. PICCOLO HILL: And was it self-
23 created? I do actually think it was self-created.
24 Because I do think that there are other places on

1 June 20, 2024

2 site where you could potentially put the garage.
3 You know, having kids myself, I know that play
4 space is very important. But there was a place,
5 and, and again, I'm not a designer, I'm not an
6 architect, but there was a place to the left of
7 the house where a garage could yes, potentially
8 be in that prohibited area, but it would be less
9 impactful on the street, on the neighbors, on the
10 topography. It would be tucked away. It would be
11 closer to the house. So for example, if something
12 like that came to me, I would be more amenable to
13 that than I would where it currently is residing.

14 MR. LENTINI: Still in the front
15 setback, in other words?

16 MRPH Well, I, there was -- I actually
17 thought there was a flat space to the left of the
18 house that you could potentially put it, really
19 close to the house, which sort of made sense to
20 me because you wouldn't have to readjust the
21 driveway. It would be easily accessible and it
22 wouldn't, a lot of these factors wouldn't be, you
23 wouldn't have a problem with a lot of the five
24 factors if you tucked it closer to the house.

1 June 20, 2024

2 MR. LENTINI: I see, I see where you're
3 talking about. Up until recently, that wouldn't
4 have been permitted either, because now we don't
5 have two front yards anymore.

6 MS. PICCOLO HILL: Right.

7 MR. LENTINI: But we're permitted, that
8 would be a permitted ability to put the garage
9 there.

10 MS. PICCOLO HILL: So --

11 MR. FRANCO: Yeah. And, and if it was on
12 the side of the house, you might not need a
13 variance at all.

14 MR. LENTINI: No, you wouldn't. That's
15 what I was saying.

16 MR. KEHOE: Michelle, are you talking,
17 can you see the pointer on the screen?

18 MS. PICCOLO HILL: Yes.

19 MR. KEHOE: That area there.

20 MS. PICCOLO HILL: Over there.

21 MR. CHIN: Yes.

22 MS. PICCOLO HILL: So, and then you'd
23 still have the space, because there was the flat
24 yard to the left hand side, but there was also

1 June 20, 2024

2 the flat yard to the back. So, you know, yes,
3 you're dealing with some slopes, but the slopes
4 there were less than he's dealing with in the
5 current position. So --

6 MR. FLEMING: I'm going to interrupt you
7 for one second. Chris, could you put the second
8 map up, the page two that was sent today? And if
9 you could just, yeah, center it so -- thank you.
10 So, you're looking at then is right where that
11 word brick is, kind of surrounded by yellow right
12 in the middle of that -- right there. I mean that
13 you're talking about that area, Michelle, right?

14 MS. PICCOLO HILL: Um --

15 MR. WALSH: Yeah.

16 MS. PICCOLO HILL: Yes, yes.

17 MR. FLEMING: Okay. I just wanted to
18 make sure I knew what you were saying.

19 MS. PICCOLO HILL: Yeah, so because it
20 was, it was flat, there was new grass, it looked
21 like a tree or two had been taken out of that
22 area.

23 MR. LENTINI: Yeah.

24 MS. PICCOLO HILL: That almost looked

1 June 20, 2024

2 like a perfect spot for a garage.

3 MR. LENTINI: Well, one setback is a
4 hammerhead turnaround that you'd probably only be
5 able to drive in and back out because to be able
6 to back out of the garage and turn in either
7 direction to drive out straight, you'd either hit
8 the house or you'd be going down a steep slope.
9 But it could be filled in there too, but we'll
10 still have another problem with the fill.

11 MS. PICCOLO HILL: Right. Yeah. I mean
12 if he's, if he's willing to look at fill --

13 MR. LENTINI: Yeah.

14 MS. PICCOLO HILL: -- that may be an
15 alternative. I'm just, I mean, my concern right
16 now as it stands, there are too many of the five
17 factors that are impacted for me to overlook.

18 MR. LENTINI: I understand. Well, I
19 suppose we could ask for an adjournment. I think
20 there's people from the public that want --

21 MR. FLEMING: Yeah, we're, we're not
22 done yet.

23 MR. LENTINI: -- to speak.

24 MR. FLEMING: I, I think I'm going to

1 June 20, 2024

2 allow each of the members of the board to respond
3 or ask any questions of the applicant. And then
4 after that I will ask the public if they have any
5 comments.

6 MR. LENTINI: Okay.

7 MR. FLEMING: Certainly, if you feel
8 like there's something you could do to change the
9 way you feel it's going, we would welcome your
10 requests, consider it. And adjournments are
11 freely given if you think you want to play with
12 something. So, but nonetheless, let's each of the
13 board members, if they have any questions, ask
14 them. And then we'll let the public ask questions
15 and then we could move on to that.

16 MR. LENTINI: Yeah.

17 MR. CHIN: Actually Mr. Lentini,
18 actually, I agree with Ms. Piccolo on this, only
19 because a car is not as big as it used to be.
20 They're only about 18 feet, you know what I mean?
21 Not like years ago when it was 21 feet, alright.
22 And I assume that that's what you're going to
23 have is just cars in there, not anything bigger
24 than a car, you know what I mean?

1 June 20, 2024

2 MR. LENTINI: Yes.

3 MR. CHIN: Maybe a van, but that's about
4 it, you know what I mean? And even a van's not
5 that big. So to, to put a garage over there and
6 turn around a little bit over there, I don't see
7 a problem based on the, the, the size of that
8 area where even if it's, it's two foot or four
9 foot grade coming down a little bit, you go
10 backfill a little bit over there and still have
11 no problem. So I think that what Ms. Piccolo
12 recommending may be a better solution.

13 MR. LENTINI: Okay. I have to speak to
14 my client about, you know.

15 MR. FLEMING: Of course, of course.
16 Anyone else on the board have comments,
17 questions?

18 MR. MARTINEZ: Yeah, Mr. Chairman, I
19 totally agree with Michelle and I appreciate if
20 you guys can definitely look into that because
21 that way will make it a lot easier to, to have
22 that approved.

23 MR. FRANCO: Yeah, I, I don't have any
24 additional comments and, you know, compare --

1 June 20, 2024

2 relative to the fill that has already been put
3 into that current proposed spot you probably --
4 it, it would appear that you would need less fill
5 to level the spot that we're proposing. So.

6 MR. FLEMING: I'm going to go through
7 the five factors again, just so we cover all of
8 them. I mean, the first factor is an undesirable
9 neighborhood change or detrimental to nearby
10 properties. Well, I don't think there's any
11 physical detriment to nearby properties, you
12 know, having a large building in, in the front.
13 And again, I do understand that it's strange
14 having a corner lot where you, you know, there,
15 there's, there's different ways of trying to look
16 at where the front is. But there, there's no
17 question the front of the house, you know, is, is
18 the front of the house that faces the current
19 driveway. And you know, there's a reason for
20 that, you know, zoning requirement that you not
21 put out buildings in front of, you know, at your
22 house that they, that they be behind it.

23 UNIDENTIFIED FEMALE: Excuse me. Can you
24 speak up? I can't hear.

1 June 20, 2024

2 MR. FLEMING: Sorry. I'll, I'll pull
3 that closer and no problem, thank you. So, so
4 basically I was going through the five factors
5 and the first one, which is an undesirable
6 neighborhood change. I, I do have concerns about
7 where you're going to put it. It, it's a large
8 building. I mean I can't remember the dimensions
9 off the top of my head, but they were
10 substantial.

11 MR. KEHOE: Yeah, just based on what Wai
12 was saying, I looked and it's 30 by 24.

13 MR. FLEMING: Alright, so you have, you
14 have a 30 by 24 inch (SIC) building. There is a
15 reason the town is elected to have zoning having
16 these outbuildings behind the house or on the
17 side of the house. It, it's, it's a big building
18 to put in the front of the house. So I, I do find
19 that it's an undesirable neighborhood change to,
20 to allow such a large structure to be, to be
21 basically parked in front of the house.

22 Whether the benefit can be achieved by
23 some other feasible means, and five, the self-
24 created factor, to me kind of go hand in hand

1 June 20, 2024

2 here. I was happy I got to see the property
3 because I, I was actually very, very opposed to
4 it when I first saw it. And then when I got to
5 see the property, I, I do think there are other
6 places. I had not considered where Michelle
7 actually did. So I'm glad to hear her talk about
8 that. But I do think there were other locations
9 where you could achieve the, the desire to store,
10 I thought it was snowmobiles and equipment that
11 you were talking about, but if it's cars too, I
12 mean like I don't really care what you do with
13 it. But nonetheless, I do think there were other
14 places. And I think, while I think every zoning
15 request is self-created, this one I'm going to
16 say is more self-created than others. You, you
17 were choosing a spot that, that to me doesn't,
18 doesn't make a lot of sense in my head and it
19 doesn't make a lot of sense to violate the
20 requirement that there not be a large building in
21 front of a house, you know, in, in this case. So
22 I kind of felt both of those weren't really
23 satisfied.

24 It is a substantial building and, and

1 June 20, 2024

2 you know, it's not like it's a, it's not like
3 it's that little shed which is on the side of the
4 road, which is, you know, 10 by 10. I mean, this
5 is a, this is a large building, you know, so
6 putting it in front of the house to, to me, you
7 know, violates that substantiality rule.

8 As for the adverse environmental impacts
9 or effects, I, I, I almost don't feel qualified
10 to, to talk about, you know, that particular, in
11 this case, I do think it's a very steep slope.
12 Our building department would deal with the steep
13 slopes requirements if there was an issue. But,
14 but, but it is a, it is a very steep slope
15 directly behind, you know, that building. I'm,
16 I'm not going to say that's violated just because
17 I haven't seen anything that shows that it is.
18 But, but that was a concern of mine as well. It
19 sat certainly sat in my head when I was there
20 looking down that hill, you know, about the idea
21 of having a, you know, large building parked
22 right up against a, a 35-foot change in elevation
23 from the road to the to where the building's
24 located. It's, it's both substantial and, and it

1 June 20, 2024

2 certainly does look like it's, it's going to
3 impact the neighborhood badly.

4 So, at this point, I, I would be, I
5 would be a no on allowing this to go this request
6 for zoning to go forward. I don't want to speak
7 for the whole board though, because I certainly
8 can't. So, I'll let anybody else on this side who
9 wants to go, I think Wai, you already went, but
10 if you have anything else to add, please do.

11 MR. CHIN: I, I still have one, one
12 little thing about the stuff that's, like you
13 said, the sinks were put there by him, but not
14 the toilet bowls or something like that or
15 whatever down the line. It's still, you're making
16 it look like a contractor's yard when that's
17 there. Okay. That's number one. Alright, and I've
18 been in construction all my life, basically, you
19 know what I mean? And in Manhattan, everywhere
20 else they don't, you don't bring toilet bowls or
21 sinks back to your home, you know what I mean,
22 and leave them there, okay. So that's, that's my
23 concern. We live in a residential neighborhood
24 and we want to keep it that way where we don't

1 June 20, 2024

2 have all kinds of debris, just construction
3 debris. Even trucks are not allowed on your
4 property, you know what I mean? Big trucks, you
5 know what I mean?

6 MR. LENTINI: Yep. I understand. Yes.

7 MR. CHIN: You know, they have to be,
8 they have to be put in the garage, maybe in an
9 offsite or something like that, you know what I
10 mean? You just can't have it sitting in your
11 front yard. So those are things I'm concerned
12 about with what I saw with all the construction
13 debris that was there. It was my biggest concern
14 was of being a contractor's yard and, and he's a
15 contractor and kind of caught me right there.
16 That's the only thing.

17 MR. LENTINI: Well, a part of it is that
18 they were under construction. Every, every
19 construction project is a contractor's yard --

20 MR. CHIN: Yeah. Well, I understand but
21 --

22 MR. LENTINI: -- while it's occurring,

23 MR. CHIN: Not, not, not construction
24 debris from another site.

1 June 20, 2024

2 MR. LENTINI: Yeah.

3 MR. CHIN: Okay. You said that the sinks
4 were from another site, you know, so from where
5 he was working, you know what I mean?

6 MR. LENTINI: Yeah.

7 MR. CHIN: He can't just bring that home
8 and just plop it down there, you know what I
9 mean? Okay. If those toilet bowls were there from
10 before he got there, then get rid of them
11 somehow, you know what I mean? There's, there's
12 places to get rid of. He, as a contractor,
13 supposedly has a couple places where he has
14 construction yards. Maybe you should bring it up
15 there. That's what I'm saying.

16 MR. FLEMING: There are disposal sites.

17 MR. LENTINI: Yeah, I've made that --

18 MR. CHIN: But He also indicated that he
19 has his own one in Verplanck or something like
20 that, or somewhere.

21 MR. LENTINI: Yeah.

22 MR. CHIN: He has some --

23 MR. LENTINI: Well, he moved from
24 Verplanck and had a similar situation.

1 June 20, 2024

2 MR. CHIN: So, yeah, right.

3 MR. LENTINI: But I've made that clear
4 to him. He, he fully understands that, yeah.

5 MR. CHIN: Well, that's that was my
6 biggest concern, more than where the site of the
7 garage is going to be. You know what I mean?

8 MR. LENTINI: Right.

9 MR. CHIN: And the garage is quite
10 large, you know, because a normal garage, okay,
11 it's usually about maybe 20, 22 feet wide by
12 about 24 feet deep. Thirty feet is a very, very
13 long garage, you know what I mean? It's like
14 almost eight feet more than what you really need,
15 you know.

16 MR. LENTINI: 24 by 24 is a pretty
17 standard.

18 MR. CHIN: Yeah, Yeah, 20, actually 22
19 by 24.

20 MR. LENTINI: Yeah.

21 MR. CHIN: You know, is a pretty much
22 standard garage, but you know what I'm saying,
23 you know.

24 MR. LENTINI: Well, graphic standard

1 June 20, 2024

2 says 22 by 22 actually.

3 MR. CHIN: Don't go by graphic
4 standards. Alright. That's all I have to say
5 about it.

6 MR. FLEMING: Tom?

7 MR. CHIN: On other things, that's it.

8 MR. WALSH: You know, I, I agree with my
9 colleagues. I, as I go through the five factors,
10 you know, even when we first got the case, just
11 looking at the topography of the land where it's
12 laid out in the front yard, I, I don't see one
13 factor that I could, you know, say that they
14 would comply with or I'd grant the variance for.
15 It is substantial. It is, you know, the top of
16 the garage is going to be 39 feet from the
17 corner, you know, elevation, from the corner of
18 Montrose, what is it, Montrose Road and, and
19 Travis. I think it can be, you know, if you do
20 find another location outside the front yard,
21 then you won't need a variance, so it takes us
22 out of this equation. It is substantial. No
23 other, you know, house in the neighborhood has
24 any sort of structure in the front yard. So it is

1 June 20, 2024

2 out of character for the property. It is self-
3 created. And I worry about where it is with
4 runoff, you know, onto the road and onto, onto
5 Macho Station Road. I take that road every day to
6 the train and back. I know that there is
7 currently runoff coming off there. In the
8 wintertime, it is icy. The town's there icing it
9 multiple times a day. So I don't -- I would not I
10 would not vote in favor of this proposal as is
11 right now.

12 MR. LENTINI: I heard you mention a
13 dimension 39 feet?

14 MR. WALSH: Yeah.

15 MR. LENTINI: What was 39 feet?

16 MR. FLEMING: The top of the building.

17 MR. WALSH: So if you go the elevation
18 of Montrose Station Road --

19 Mr. LENTINI: Oh, elevation, 39 feet.

20 MR. WALSH: -- and Travis were at 120,
21 the corner of the garage at the foundation would
22 be 145 feet --

23 MR. LENTINI: It's 39 feet high.

24 MR. WALSH: -- 14 feet.

1 June 20, 2024

2 MR. LENTIN: Because we are 50 feet back
3 from the road.

4 MR. WALSH: Yeah. So it is, it's going
5 to be substantial. You could see it. I drive by
6 it twice a day going back from the train station.
7 I look at it. I also see the, the, you know, the
8 fill that's in there. And I've talked to Chris,
9 you know, Mike Preziosi is going to be checking
10 what the fill is. We were walking around, I saw a
11 faucet sticking out of the ground. So you don't
12 know what is actually filled into that backfill.
13 So I think Mike is going to be checking what's,
14 what's actually in there too.

15 MR. LENTIN: Well, I had a, the
16 contractor that put the fill in that came
17 recently, got it I, I believe from a reputable
18 place and I've asked him to get a certificate or
19 some evidence of what it is. That's probably not
20 an issue for this board. I have to deal with the
21 engineering department on that. I'd just like to
22 comment about the self-created aspect. Over the
23 years, I've researched that for various jobs and
24 I've seen two examples that spell out clearly

1 June 20, 2024

2 self-created. One is where a developer would
3 develop a big piece of property and make three or
4 four inferior lots because they don't fit. And
5 then after he is finished building everything, he
6 comes back and asks for a variance to build on
7 the inferior lots. That's one. The other one is,
8 which is pretty standard, when you get caught
9 building something without a permit and you're
10 substantially finished, and then we're here
11 asking for permission to keep it. That's self-
12 created. I don't believe this would qualify, but
13 we have, we lose on so many other points. It's
14 kind of moot, but.

15 MR. FLEMING: Alright. I think what I'm
16 going to do is ask the public come forward and
17 give any comments they want give to us, and then
18 after we listen to their comments, we can
19 certainly have another discussion with you and if
20 you want to visit with your clients --

21 MR. LENTINI: Okay.

22 MR. FLEMING: -- in the meantime, you're
23 certainly welcome to.

24 MR. LENTINI: Yeah.

1 June 20, 2024

2 MR. FLEMING: If anyone from the public
3 would like to come forward, please state your
4 name your address, and then any comments you want
5 us to consider, you're welcome to give us.

6 MS. SABRINA SANTUCCI PEREIRA: Okay.

7 MR. FLEMING: You could pull that down
8 towards you.

9 MS. SANTUCCI: Thank you. Good evening
10 everyone. Excuse my very casual attire, but I
11 taught in an 87 degree classroom all day long, so
12 it's the best it is. My name is Sabrina Santucci
13 Pereira. I live at 17 Travis Lane. I originated
14 at 15 Travis Lane, grew up there, so I have a lot
15 of history on this street. And then I built a
16 house next door and here I am. Thank you for
17 hearing us this evening. I want to say, first of
18 all, I do appreciate all the improvements that
19 you have made to the house. The house is
20 beautiful. I mean, the house needed to be updated
21 and it, it really does look lovely. I was very
22 excited when they moved in, in August and
23 September and they started to do construction and
24 it was just, you know, wonderful, an improvement

1 June 20, 2024

2 to the neighborhood. I saw the materials starting
3 to grow around the home and I thought, well, you
4 know, it takes time to get things done and maybe
5 they're not finished inside. And I said nothing,
6 and then watched the materials grow and grow
7 through the winter and more so and more so in
8 trucks and white vans dropping people off and
9 different things. And now here we are. And then I
10 saw the sign and I said, what is going on?

11 My concern is, first of all, the toilets
12 were never out in front of the yard ever. The
13 Hayles kept the property very nice in the front.
14 The shed was always there. There was never a pipe
15 rack, there was never toilets around. There were
16 never materials around there. I used to babysit
17 at that house. So I'm, I'm familiar with the
18 front of the yard especially. So if the toilets
19 were in the back of the house or in the basement
20 why weren't they disposed of? Contractors and
21 residents who need to dispose of their materials
22 have to put up their money and dispose of it, not
23 just throw it in the yard for everyone else to
24 see.

1 June 20, 2024

2 I also do want to mention having had
3 some history of growing up in a construction
4 home, that when you leave things like that out in
5 the front where we have children who are up and
6 down our street, you are creating an attractive
7 nuisance, an invitation for children to come up
8 and go, wow, let me go sit on that toilet. And
9 then with all the fill and the steep slopes to
10 slide down it down it and have a tragedy. I know
11 that sounds crazy, but I know there is a, a
12 situation where a child went and played on a pile
13 of wood chips and broke his arm and those
14 contractors were held responsible for creating an
15 attractive nuisance. So that really does exist.

16 It does diminish our property value the
17 way it looks today. Not the house, but the
18 materials around it. It has been mentioned to me
19 from friends who have pulled into my street and
20 said, what's going on there? You know, that looks
21 like a hot mess all the sudden. And that's
22 hurtful for the almost \$20,000 I pay in taxes a
23 year to live here.

24 You know, we are a society is where we

1 June 20, 2024

2 respect each other and help take care of each
3 other and that is what's concerning to me. We see
4 the pallets and materials when -- I do appreciate
5 that we were able to go up for the site visit. I
6 am concerned about the new fill that is there in
7 the area where they want to build the garage that
8 you have tiles and wires sticking out of. Because
9 my concern is if we have such disregard for the
10 materials, how much of it is buried? I'm going to
11 be honest. So if you have disregard for the
12 front, and I heard there sinks and, and
13 countertops from other jobs there, what's in the
14 ground?

15 Since you brought up the steep slopes, I
16 appreciate that. I agree with so many things you
17 guys brought up at the concerns. Came in and he
18 cleaned up the landscaping and that looks
19 beautiful. But when doing that, also removed all
20 of the brush. And with the steep slopes, we now
21 have flooding on Montrose Station Road,
22 especially the equivalence of where the portico
23 is, that runs down and it, and its, the debris
24 and all the runoff is clogging the drain and

1 June 20, 2024

2 Montrose Station Road is flooding. We've had a
3 lot of flash flooding rain in the spring, so it's
4 been happening a lot. And over the winter it iced
5 over. So I would be concerned with putting such a
6 piece of a, a monster of a garage in the front
7 and creating maybe even a steeper slope. What is
8 that going to look like for our street? I think
9 we're creating a different problem. We're not
10 controlling the water.

11 It would be a monster of a garage. It's
12 a commercial garage on a residential street. I
13 park my car inside of my house. I have my garage
14 is attached inside my house and park there. I
15 think the majority of our homes in Cortlandt
16 Manor look like that, or the town of Cortlandt,
17 excuse me, looked like that.

18 I grew up in a construction home and we
19 never had the construction come home. There was
20 never materials from other jobs. There were never
21 trucks that came that were there. The only times
22 my father's trucks were ever at our home was when
23 they were doing work at our home and then they
24 were gone. They were never parked there overnight

1 June 20, 2024

2 or for weeks at a time or materials from other
3 places ever brought. I am concerned that building
4 such a large monstrosity of a garage will enable
5 the material to grow and then this turned into a
6 part-time construction yard, if not a full-time.
7 One. I am concerned about that because then it
8 should not be my responsibility and everyone on
9 the street to have to be the police and
10 constantly calling the town. That's not how
11 community is supposed to be. And I'm going to be
12 frank, put up your money and go pay for a spot at
13 a construction yard. That's why we have them.
14 That is how that's supposed to go. We're all
15 supposed to be respectful to each other.

16 What else? I'm trying to think of
17 anything else. I guess the thing that was
18 concerning is, you know, there's seven toilets,
19 but there's only three bathrooms. So what, the
20 Hayles kept replacing toilets and keeping a
21 collection? I don't believe that. So I, I have a
22 hard time trusting that this will not continue
23 and turn into that. And I don't want the
24 neighborhood changed from a residential street to

1 June 20, 2024

2 a commercial street. It's not what we pay all
3 this money for. Thank you for your time.

4 MR. FLEMING: Thank you. Any other
5 members of the public wish to come forward and
6 speak? Just state your name and your address.

7 MS. DEBORAH SANTUCCI: Hi, I'm Deborah
8 Santucci. I'm the mom, 15 Travis Lane, Montrose,
9 New York. I'm on the street for 41 years. I've
10 passed by there for 41 years and knew the former
11 residents and no, there were no toilets out on
12 the front of that, that house while they lived
13 there. There was no pipe rack on the shed. The,
14 I'd say the fill increased dramatically from what
15 I saw. And my concern is that it's just very
16 evident what this is turning into. This is
17 complete disregard for residential neighborhood.
18 And this is someone that's turning this into a
19 construction yard because that's what they do for
20 a living. We've done this, done this for a living
21 for 45 years. We pay to get our debris hauled
22 away. We never take debris home. We pay to park
23 our trucks. And that is a cost of doing business.
24 It might be difficult, a difficult cost to do,

1 June 20, 2024

2 but it is the cost.

3 MR. FLEMING: Hold on for one second
4 ma'am. Sorry, if you guys, if you guys want to
5 talk some more step out, we'll certainly wait. If
6 you, if you have to talk to your clients, it's
7 totally fine, but just it's hearing two people at
8 once, it's difficult. Please, please continue,
9 I'm sorry.

10 MS. SANTUCCI: Thank you. So that's my
11 initial concern because it's visual. It's what
12 you see when you come in my street. You, you
13 drive in and there it is, right there. You make
14 the turn and there it is. I don't want to add to
15 that to have a tremendous garage. We are also
16 builders. I know the 22 by 22 garage size. We
17 like to give 24 by 24, but not 30 by 24. That's
18 something that's being built to do something else
19 inside.

20 And as far as I respect Mr. Lentini,
21 we've known each other for years. No, you're not
22 supposed to store materials in the garage that
23 are going to be used on a site that are going to
24 be used for your business. That's supposed to be

1 June 20, 2024

2 stored in a commercial storage facility. And I
3 feel the garage, adding the garage, and I
4 understand people want to store other things, but
5 the precedence that's been set by what has been
6 thrown outside in the front makes my antennas go
7 up. What is the garage being used for? Why can't
8 he use the two garages he has? You know, I, and I
9 understand people have classic cars, they want
10 to store things, but no, no, it's not really good
11 to put materials. Can he not promise that he's
12 going to do that was part of the statement. Well,
13 I don't know. How do you want to leave that?

14 And what my daughter said, I'm not a
15 cop. I'm not being paid by the town of Cortlandt
16 to go police this and call Martin every three
17 days. It's not the way it should be. And there
18 needs to be some respect for the residential
19 neighborhood we live in. It is not a commercial
20 neighborhood. And that being said, I agree with
21 what my daughter said, the house was beautifully
22 done such in a great improvement on the outside.
23 The Hayles had some terrible issues in their time
24 and the house was in disrepair before Mary Jane

1 June 20, 2024

2 sold. I know there was some heartbreak there and
3 this was certainly an improvement. But I'm very
4 concerned about the future of what the intent is,
5 very concerned.

6 The other thing is the water that's on
7 Montrose Station Road. Montrose Station Road is a
8 killer road. There's no other way to say it.
9 There are people who have died there. It's very
10 dangerous. It's very winding. It is the cut
11 through for all the teenagers from the high
12 school back to lower Washington Street. I've
13 chased a couple down during my 41 years there.
14 There has never been that kind of water in that
15 spot adjacent to the property where that portico
16 and up without a permit. Now there's runoff
17 everywhere and there's ice happening there. It
18 never happened there. So, in being in my
19 business, I know what we have to do. We need to
20 control our water. Everyone is supposed to
21 control their water on their property. That's not
22 happening here.

23 I would really like some kind of
24 assurance. The zoning board, I know what you do,

1 June 20, 2024

2 Chris, the planning board, that that gets solved
3 before the winter. It's a very big concern. I'm
4 in and out of there I can't tell you how many
5 times a day. My loved ones, soon to be my
6 granddaughter starting to drive. We can't have
7 that. That's really a big concern.

8 The other thing is yes, there, I have
9 seen at, at the end of the day, people pulling up
10 in vans, letting working age males out. Is this a
11 drop off? What's going on? And, and listen, I
12 don't, I'm not trying to be picky, but when you
13 do that and then people start walking down the
14 street and they're walking on Montrose Station
15 Road to, I don't know where, this is not what
16 this residential street is supposed to be. And
17 it's not respectful to the residents that live
18 there. I'm sorry. That's, that's just the way I
19 feel. Like I said, people have come and gone on
20 our street for many years and I've never seen
21 this, never.

22 As far as moving the, the garage next to
23 the house where you suggested probably would be a
24 better place. A big, tremendous thing in the

1 June 20, 2024

2 front is an eyesore. It's so high. And that's my
3 other question. It's -- the proposal is 24 by 30.
4 What's the height? What kind of vehicles are
5 going to be able to go into this, this proposed
6 garage?

7 MR. FLEMING: I can tell you the answer
8 to that question, 14 foot at the height.

9 MR. CHIN: At the peak.

10 MS. SANTUCCI: Oh, that's pretty high,
11 not, that's not a normal eight or nine foot
12 garage door.

13 MR. WALSH: Oh, the peak is 14, so yeah.

14 MS. SANTUCCI: Oh, okay. But it should
15 not, you know. I tried to remember, I'm sorry.
16 That, that really has most of what I want to
17 say. I, I just don't want the -- I don't want
18 Travis Lane to change. There's no reason for it.
19 It's a residential street. It's been that
20 forever. And whoever comes in should abide by
21 that. And also, you know, there's a lot behind
22 this house that I know of, because that's how it
23 was put up for sale. I would like to make sure
24 that the zoning board keeps an eye and the

1 June 20, 2024

2 planning board keeps an eye that things aren't
3 being done to somehow ensure in the future that a
4 septic permit could be gotten or a building
5 permit could be gotten because things have to be
6 moved around, filled in, whatever. I think that
7 that has to be paid attention to. Because I, we
8 know a little bit about the lot and that would
9 just be my comment.

10 And I ask that you uh, don't make a
11 decision tonight if to approve it. I ask that you
12 think about it and I really would like to ask
13 that you deny it. Thank you.

14 MR. FLEMING: Thank you for your
15 comments. Anyone else in the public want to
16 speak? Before you before you come up for the
17 applicant? Is there anyone online who wants to
18 speak? No. Okay. Alright. So, basically what I
19 want to do is give you the opportunity to ask for
20 an adjournment. If there's anything you want to
21 address right now, I certainly welcome your
22 comments. But I, I want to ask you if you do want
23 to ask for an adjournment or not.

24 MR. LENTING: I want to just feel out my

1 June 20, 2024

2 options and I'm thinking that either I would ask
3 for a vote and get denied and put it to bed.

4 MR. FLEMING: Mm-hmm.

5 MR. LENTINI: Or ask for an adjournment
6 and then withdraw our application.

7 MR. FLEMING: Those, those are your two
8 options. I mean, if you think you are going to
9 move it to a place that doesn't require a
10 variance, all you do is withdraw your
11 application.

12 MR. LENTINI: Well then is the third the
13 wild card, is that shed, would I be able to
14 convert our application to a request for that
15 shed if, if in fact I need it?

16 MR. FLEMING: No, I think you'd have to
17 submit a new application, right?

18 MR. CHIN: For the shed on the left --

19 MR. KEHOE: Yeah.

20 MR. CHIN: -- hand side.

21 MR. KEHOE: I'd have to double check.

22 MS. PICCOLO HILL: The one that's three
23 feet?

24 MR. CHIN: Yes.

1 June 20, 2024

2 MS. PICCOLO HILL: The one that's been
3 there.

4 MR. WALSH: The green one next to the,
5 yeah, the next to the septic tank.

6 MR. KEHOE: No, the, isn't there,
7 there's another one coming up the driveway. Is
8 that --

9 MR. FLEMING: No, the one coming up the
10 drive, you're not talking about the small dark
11 shed?

12 MR. LENTINI: No, I'm not talking about
13 the one in front, but that one also that's been
14 there forever. Everybody agree --

15 MR. KEHOE: Okay. There's two requests.
16 There's the request that we've been focused on
17 and then there's the request for the other small
18 little shed. You know, it's hard to see, but, you
19 know, coming up the driveway.

20 MR. CHIN: That's the shed right there
21 by the front.

22 MR. KEHOE: Yeah. So that one. So there
23 are actually two requests in this variance, to
24 permit the garage that we've been talking about

1 June 20, 2024

2 and to permit that existing shed to remain.

3 MR. FLEMING: You're right. And we, and
4 we did not address, address the, the shed at all.
5 Hang on.

6 MR. KEHOE: So are you asking what the
7 zoning board would do with the existing shed?

8 MR. LENTINI: Well, first we were
9 prepared to take the 10 by 10 shed if I expected
10 that if there was a possibility of getting
11 approved, we would make it a condition that we
12 would remove that shed that's down by the street.
13 I didn't know about the other shed, but I could
14 also just ask for a vote, get denied, and then
15 have the town come and give me --

16 MR. KEHOE: Alright, sorry --

17 MR. LENTINI: -- a violation.

18 MR. KEHOE: -- so you were also asking
19 about the newly discovered potential three foot
20 issue on the other shed.

21 MR. LENTINI: Right. And that one I was
22 prepared to take down based on possibly getting
23 an approval. Or again, somebody mentioned, I
24 think everybody knows everybody that's been going

1 June 20, 2024

2 by the house, that the shed's been there also for
3 a long time. It might have prior non-conforming
4 rights.

5 MR. KEHOE: Okay. We're talking, we're
6 talking too many sheds.

7 MR. FLEMING: Yeah.

8 MR. KEHOE: This, this shed over here
9 by, by the septic field and by this --

10 MR. FLEMING: With the generator in
11 front of it.

12 MR. KEHOE: -- and by this other garage.

13 MR. WALSH: So that's shed two --

14 MR. LENTINI: Not that one.

15 MR. FLEMING: Not that, not that one.

16 MR. KEHOE: Right. You're talking about
17 this one?

18 MR. LENTINI: Yes.

19 MR. FLEMING: That one.

20 MR. KEHOE: Which based on the survey is
21 the 2.86 feet --

22 MR. FLEMING: From the, from the line,
23 which doesn't meet the setback.

24 MR. KEHOE: Right. Which you haven't

1 June 20, 2024

2 even talked to Martin about yet.

3 MR. LENTINI: No.

4 MR. FLEMING: So there's no, there's no
5 violation issued for that right now and there's
6 no variance request --

7 MR. KEHOE: And it wasn't applied for.

8 MR. FLEMING: Right.

9 MR. KEHOE: Right. So that can't be
10 resolved in, in --

11 MR. FLEMING: In, in this.

12 MR. KEHOE: -- in this. That's my
13 opinion. And then --

14 MR. FLEMING: The other shed, which we
15 haven't talked about is the one --

16 MR. KEHOE: And the other shed was
17 actually part of this application.

18 MR. FLEMING: Right.

19 MR. KEHOE: And that's the one located
20 here coming up the driveway. And what were you
21 planning to do with this shed coming up the
22 driveway?

23 MR. LENTINI: Take it down if we had the
24 garage. And then, you know, I understand the

1 June 20, 2024

2 people that live there know a lot more than me.
3 That's why they say justice is blind because
4 everybody doesn't, has never seen what we're
5 talking about, but -- I haven't at least, but if
6 that shed has any rights right now, we'll
7 withdraw our application and let it stay there
8 and file for the other location. But filing for
9 the other location might produce a request by the
10 town that I take two sheds down.

11 MR. FLEMING: Did the, did the initial
12 letter from Martin address that shed?

13 MR. KEHOE: Yes.

14 MR. CHIN: Yes. Only the front shed

15 MR. FLEMING: And said that it was,
16 it's, it was, it was in violation because --

17 MR. KEHOE: Yes. So I, I would think
18 that we would keep this on the agenda.

19 MR. LENTINI: Okay.

20 MR. KEHOE: To deal with the shed
21 issues. You know, you can double check with
22 Martin about the newly discovered one. And then
23 if you withdraw, and this is why I wish
24 Cunningham was here. I mean, I think you could

1 June 20, 2024

2 withdraw the application for the big garage, but
3 still come back next month to resolve the shed
4 issues.

5 MR. FLEMING: You can, yeah, because
6 they're, they're two different variances, so.

7 MR. LENTINI: Well, I'll talk to Martin,
8 talk to him. I already spoke to my client and I
9 believe he's amenable to putting the garage where
10 you suggested.

11 MR. CHIN: Okay. What I'm saying,
12 what're saying is also if you adjourn this,
13 alright and, just do all one shot with the garage
14 and another location so forth, you don't have to
15 pay for another application fee. You know what
16 I'm saying? Otherwise, if you want to take that
17 away, then start all over again, you're going to
18 have to reapply with new application fee, to
19 start all over again.

20 MR. LENTINI: Well that's, well I was
21 trying to get something out of this.

22 MS. PICCOLO HILL: Right, but the garage
23 --

24 MR. CHIN: Well, I'm just trying to help

1 June 20, 2024

2 you out.

3 MS. PICCOLO HILL: -- but if he moves
4 the garage, then it's no longer a concern because
5 it's, it doesn't need a variance. But the shed
6 still needs a variance.

7 MR. CHIN: Well it might still need a
8 little variance depending on how far --

9 MS. PICCOLO HILL: Possibly, based,
10 based on your design.

11 MR. CHIN: -- the side yard or front
12 yard may be partially, the side, front yard.

13 MS. PICCOLO HILL: Right.

14 MR. CHIN: I don't know.

15 MR. KEHOE: But that's the other thing
16 that I, I think you, you know, this doesn't have
17 to be resolved by the next meeting.

18 MR. LENTIN: No.

19 MR. KEHOE: But you, you know, you've
20 got to design that and then you've got to talk to
21 Martin. You've got to submit the drawings to
22 Martin, you've got to make sure that the new
23 location of the garage meets all of his
24 requirements.

1 June 20, 2024

2 MR. LENTINI: Right.

3 MR. KEHOE: In the side yard, doesn't
4 need any variances. And if you can resolve all
5 that to your satisfaction and to your client's,
6 then that would be off the table.

7 MR. LENTINI: I understand.

8 MS. PICCOLO HILL: But you don't have to
9 make that decision today.

10 MR. KEHOE: Right.

11 MS. PICCOLO HILL: You can just adjourn
12 and then take time to think about it.

13 MR. LENTINI: And the other issues I'm
14 going to have to deal with the engineering
15 department about all the other issues that were
16 brought up --

17 MS. PICCOLO HILL: Right.

18 MR. LENTINI: -- including flooding. But
19 that's a kind of a new thing today. There's more
20 rain than we've ever seen before and I've had
21 some real problems with this that can't blame any
22 one person, but it everybody contributes to the
23 flooding. And if there's anything we could do to
24 lessen it, we certainly will do.

1 June 20, 2024

2 MR. KEHOE: But I, I do think that there
3 was a violation issued, correct. And that
4 violation is being held somewhat in abeyance
5 while you're in front of the zoning board.

6 MR. LENTINI: Well that was for paving
7 in a little small retaining wall by the front
8 entrance.

9 MR. KEHOE: But Michael's going to want
10 the fill issue resolved.

11 MR. LENTINI: Yes.

12 MR. KEHOE: The town engineer.

13 MR. LENTINI: Yes, sir. Yeah.

14 MR. KEHOE: And that maybe could have
15 waited for the resolution of the garage and be
16 wrapped up into the construction of the garage.
17 But if the garage isn't happening, then you have
18 to resolve that with Mike in the engineering
19 department.

20 MR. LENTINI: Well, I, I'm going to have
21 to resolve it now because I know the garage is
22 not happening. I, I'm going to have to resolve
23 that. I'll work with him on it.

24 MR. KEHOE: Okay.

1 June 20, 2024

2 MR. CHIN: I'm saying just adjourn the
3 whole thing and come back with something new, you
4 know what I mean?

5 MR. LENTINI: I'd like to request an
6 adjournment then.

7 MR. FLEMING: And that's fine. We'll be
8 happy to grant your adjournment. What is the date
9 for the for the July meeting?

10 MR. KEHOE: It's on the -- do any of you
11 have the agenda?

12 MR. CHIN: No.

13 MR. FLEMING: I, I'll hold it up, sorry.

14 MR. KEHOE: 18th?

15 MR. CHIN: I have it here somewhere.

16 MR. FLEMING: Give me a second. I'll
17 pull it up.

18 MR. KEHOE: The 18th. It is July 18th.
19 Alright, so we will grant your request to adjourn
20 a decision on this until the July 18, 2024
21 meeting. Certainly any work you want to do before
22 that, if you have anything new to submit to us,
23 we're happy to consider. But I think you're going
24 to do some work with the town in a number of

1 June 20, 2024

2 different ways. So if it's not ready by July, I
3 know we don't, you don't want to hear this, but
4 we can go, we, we will happily adjourn it to
5 August, not to make you have to come back here
6 and ask, just talk to Chris and we will happily
7 adjourn it to August as well if that gives you
8 more time to, to accomplish what you want to
9 accomplish.

10 MR. LENTINI: I, that's a Thursday. I
11 have other board meetings. I, I might have to
12 adjourn it, but I have, I'm, I'm dealing with
13 something in Buchanan. I don't think I missed
14 something tonight. And I also have an executive
15 meeting because I'm on a town board, the board of
16 assessment review. But I, I'm, this will, this is
17 a priority and I I'll stick with that.

18 MR. FLEMING: Okay.

19 MR. LENTINI: Unless it's impossible.

20 MR. FLEMING: Alright.

21 Mr. LENTINI: So we're fine.

22 MR. FLEMING: Thank You. Okay.

23 MR. FRANCO: Do we need to make a
24 motion?

1 June 20, 2024

2 MR. LENTINI: Thank you very much.

3 MR. FLEMING: So we do, we need a, we
4 need a motion to adjourn this.

5 MR. FRANCO: Yeah, I make a motion to
6 adjourn.

7 MS. PICCOLO HILL: I second. Oh, I make
8 a motion to adjourn --

9 MR. FRANCO: To, to --

10 MS. PICCOLO HILL: -- to the July 18th,

11 MR. FRANCO: -- July 18th.

12 MS. PICCOLO HILL: -- meeting.

13 MR. CHIN: That's on case 2024-4.

14 MR. FLEMING: Motion to adjourn
15 seconded. All in favor?

16 MULTIPLE: Aye.

17 MR. FLEMING: Any opposed?

18 MR. LENTINI: Thank you very much.

19 MR. FLEMING: Alright, so this matter
20 has been adjourned to the next meeting. Thank
21 you.

22 MR. LENTINI: Thank you.

23 MR. FLEMING: And since this was the
24 only matter on, I think we need a motion to close

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

June 20, 2024

the meeting.

MR. WALSH: So moved.

MR. FLEMING: Second.

MR. CHIN: All in favor?

MULTIPLE: Aye.

MR. FLEMING: Any opposed? Alright, we
are adjourned.

(The public board meeting concluded at
7:47 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Zoning Board meeting of the Town of Cortlandt on June 20, 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: July 11, 2024

GENEVAWORLDWIDE, INC
228 Park Ave S - PMB 27669
New York, NY 10003