

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

ZONING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
December 19, 2024
6:30 p.m. - 7:00 p.m.

December 19, 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

1 December 19, 2024

2 (The board meeting commenced at 6:30 p.m.)

3 MR. MICHAEL FLEMING: All right. I'd
4 like to -- okay, I'd like to call to order the
5 December 19, 2024 meeting of the town of
6 Cortlandt Zoning Board of Appeals. I'd like to
7 start by inviting anyone who wants to join me
8 with 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. FLEMING: All right. Could we have a
15 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?

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2 MR. WAI MAN CHIN: Here.

3 MR. KEHOE: Mr. Walsh?

4 MR. THOMAS WALSH: Here.

5 MR. KEHOE: Mr. Beloff?

6 MR. CHRIS BELOFF: Here.

7 MR. FLEMING: All right, has anyone had
8 the opportunity to review the October 17th
9 minutes from that meeting? And if so, I'd like to
10 have a motion.

11 MR. CHIN: I, yeah. I have no problem
12 with it. I make a motion that we approve the
13 October meeting.

14 MR. FLEMING: I need a second.

15 MR. FRANCO: Second.

16 MR. FLEMING: All in favor?

17 MULTIPLE: Aye.

18 MR. FLEMING: Any opposed? All right,
19 the meeting, the minutes are approved from the
20 October 17, 2024 meeting. Next, I'd like to look
21 at the 2025 meeting schedule. This is available
22 online if anyone wants to see it, Chris?

23 MR. KEHOE: Yes.

24 MR. FLEMING: All right, so you've all

1 December 19, 2024

2 been presented with the meeting. We do have a
3 proposed change. We're going to move the April
4 17, 2025 meeting to April 24th, so it's delaying
5 it a week. That'll also delay the submission
6 deadline a week from March 28th until April 5th
7 is that?

8 MR. CHIN: Somewhere around there.

9 MR. FLEMING: Yeah. With that in mind,
10 I'd like to have a motion to approve the 2025
11 meeting schedule as amended.

12 MR. CHIN: So moved.

13 MR. FLEMING: Second?

14 MR. WALSH: Second.

15 MR. FLEMING: All in favor?

16 MULTIPLE: Aye.

17 MR. FLEMING: Opposed? No? So the 2025
18 meeting schedule is approved. All right, moving
19 on to old business, Michelle?

20 MS. PICCOLO HILL: Yes, about case
21 number 2024-10, for Brian Sinsabaugh for the
22 property Iaropoli Construction Corp. for the
23 Enterprise, I would like to motion that we
24 approve and move to DNO, SEQR Type II with no

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2 further compliance required.

3 MR. FLEMING: One second on the motion.
4 So this meeting was on a prior hearing. We had a
5 public hearing, closed the public hearing, so now
6 we're just on Michelle's motion, you know, to
7 approve. I need a second.

8 MR. CHIN: Second.

9 MR. FLEMING: All in favor?

10 MULTIPLE: Aye.

11 MR. FLEMING: Any opposed? All right, so
12 ordered. So, the variance is approved for case
13 number 2024-10. New business, I think this one's
14 yours?

15 MR. BELOFF: Yes.

16 MR. FLEMING: Wrong way. There we go.

17 MR. BELOFF: All right, I got case
18 number 2024-11, the name of the applicant is Dan
19 Bsharat, from Oregon Hill, LLC, 1220 Oregon Road.

20 MR. FLEMING: I think the applicant is
21 here.

22 MR. BELOFF: What's that?

23 MR. FLEMING: I think the applicant is
24 here.

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2 MR. BELOFF: Okay.

3 MR. CHIN: I guess we'll let him --

4 MR. FLEMING: Yeah.

5 MR. BELOFF: State your name and --

6 MR. CHIN: Yeah, just state your name

7 and --

8 MR. BELOFF: -- anything you want to

9 say.

10 MR. CHIN: -- say what you want to do.

11 MR. DAN BSHARAT: Absolutely. Thank you.

12 Dan Bsharat with Oregon Hill, LLC and the
13 application we put in is regarding the
14 legalization of existing signage as well as the
15 installation of new signage at the property at
16 1220 Oregon Road, East. So, if I can, I'll give
17 you a brief background. It's a bit of an odd
18 property in that the property when built was
19 situated away from the street, which is very
20 uncommon as you all would imagine, for retail
21 property. You typically want as much street
22 visibility as possible. In this case, for
23 whatever reason, the property was turned away,
24 and as a result all of the storefront signage is

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2 actually inward facing. So as you drive by this
3 property, as you can see in the photo on the
4 first slide there, you, you have nothing but the
5 pylon directory sign as you drive by. And many
6 people have driven by without realizing it was a
7 retail strip or any sort of commercial property,
8 maybe a medical office building, who knows.

9 So we're trying to kind of improve
10 what's there, but not doing it in a way that's
11 kind of, you know, very loud. We, we simply want
12 to add two store signs facing outward, so that
13 when driving by, you know that there are
14 commercial tenants in this, in this property. The
15 reason we chose those two signs and those two
16 tenants are those are the spaces that are
17 adjacent to those signs. So Laguna Deli will be,
18 they're actually just opening in the next month
19 or so, will be in that space where the sign is,
20 and Rodeo Sports Bar and Grill is also located
21 right there on that sign.

22 And, you know, in regards to the, the
23 approval, if you go to the next slide, which is
24 after the rendering, so where it says existing

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2 signage interior of property, oh, yeah, you have
3 it up, there you go. No, sorry, the one with the
4 interior storefront. Yeah, right there.

5 So this application does look excessive
6 to a degree, I guess, with 100 percent increase,
7 but that's simply because the existing signage
8 that's there was, was built under that current
9 code back in 1986. And current zoning code
10 wouldn't allow for the size of these signs.
11 However, when you're standing there and look at
12 the signage, you know, in our opinion, it doesn't
13 look, you know, overly large, or you know, beyond
14 the scope of that storefront.

15 So we're simply asking to legalize
16 what's there, so that future changing in signage
17 would not, would not have an issue getting
18 approval with the building department.

19 If we can go to the next slide please
20 which is the Laguna Deli. That's, we kind of hit
21 on that, but essentially, that's just going to be
22 one two by six sign there, and on the next slide
23 is the only other sign we would be adding, which
24 is the Rodeo Grill, and again, a two by six, so

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2 only 12 square feet there.

3 MR. KEHOE: One thing that I had forgot
4 to mention at the work session, I think I
5 mentioned it in an email. In addition to coming
6 back to schedule the public hearing, we're going
7 to refer this to the Architect Advisory Council.

8 MR. BSHARAT: Oh

9 MR. KEHOE: For their comments as well,
10 because I did see on this slide, you've added
11 some landscaping.

12 MR. BSHARAT: We did.

13 MR. KAPLAN: Because there was some
14 bushes/trees, depending on how you define them,
15 that were removed, so we'd like to see some
16 landscaping put back. I know that's not really
17 your purview but we want the ARC to comment.

18 MR. CHIN: Okay.

19 MR. BSHARAT: And then the following
20 sign is where we get to the pylon, I'm sorry, the
21 following slide, is where we get to the pylon
22 sign, which I think will be a, you know, a very
23 important improvement for the property. Right
24 now, you kind of have this older dilapidated sign

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2 that doesn't have accurate store information, and
3 really the point with this new pylon sign is just
4 to drive the fact that this is a retail plaza, so
5 just to have that in big enough letters that
6 people can see that.

7 And, yeah, so we're quite excited, our
8 tenants are quite excited for that improvement as
9 well, to see that directory slide improved.

10 And then the last slide is just the kind
11 of the detail of a calculation. And we were
12 mindful of course, of the ZBA's 100 percent
13 threshold that would be allowed. So we did keep
14 to that and made sure that we didn't cross that
15 threshold.

16 MR. CHIN: Okay.

17 MR. FLEMING: So we're not going to be
18 able to public hearing tonight because we didn't
19 get the public notice out and the signs posted
20 and stuff in time. So we will be continuing this
21 to the next hearing to allow for the public
22 hearing. Certainly, you'd be invited to come back
23 and if the public raises any questions that you
24 want to be able to answer you could. But I'd like

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2 to know if anyone else on the board has any
3 questions right now.

4 MR. CHIN: No.

5 MR. WALSH: I have a question. Is the
6 pylon sign going to have any sort of
7 illumination?

8 MR. BSHARAT: Yes. The existing sign is
9 backlit illuminated and this one will be the
10 same.

11 MR. WALSH: Okay.

12 MR. BELOFF: Anybody else have any
13 questions?

14 MS. PICCOLO HILL: And what about the
15 ones on the building? Sorry, what about the ones
16 on the building?

17 MR. BSHARAT: Those are light boxes, so
18 they, they also light up at the discretion of the
19 tenant. They don't all turn them on, to be
20 honest. But the, they would be illuminated as
21 well.

22 MR. BELOFF: Even the exterior signs on
23 the building? I mean I understand the interior,
24 around the interior of the parking lot?

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2 MR. BSHARAT: Yes. So our plan would be
3 to have those as light boxes as well. As you
4 drive by, you would be able to see them lit up.

5 MR. BELOFF: Okay.

6 MR. BSHARAT: At night, mm-hmm.

7 MR. CHIN: Okay.

8 MR. FRANCO: And in the future, is it
9 possible that the other stores may sign up to put
10 their sign there too, or it's just going to be
11 these two?

12 MR. BSHARAT: If we were to, I -- we'd
13 have to come back and get approval for that.

14 MR. FRANCO: Yes.

15 MR. BSHARAT: My guess and understanding
16 of how the zoning board's threshold would work, I
17 don't think we'd probably ask for that. It would
18 be nice to add more signage, but that's rough --
19 that's why we, you know, kept to the level of
20 signage we did, just to stay under that 100
21 percent threshold.

22 MR. FRANCO: Right.

23 MR. CHIN: Okay.

24 MR. KEHOE: Just time flies, so the

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2 yellow sign would need to be put up right after
3 Christmas, so I'll be in the office on that
4 Friday, December 27th, and that's pretty much
5 when the sign has to go up.

6 MR. BSHARAT: It sounds like I'll be in
7 your office --

8 MR. KEHOE: We'll coordinate that.

9 MR. BSHARAT: -- on December 27th.

10 MR. KEHOE: And we can, I can give it to
11 you earlier than that, like tomorrow or
12 something.

13 MR. BSHARAT: Oh, okay.

14 MR. KEHOE: You just don't have to put
15 it up until the 27th.

16 MR. BSHARAT: Okay.

17 MR. KEHOE: Just get in touch with me,
18 we'll figure it out.

19 MR. BSHARAT: Perfect.

20 MR. FLEMING: Alright. So thank you.
21 Again, we'll --

22 MR. BSHARAT: Thank you.

23 MR. FLEMING: -- we'll, so we need a
24 motion to continue this hearing until our next

1 December 19, 2024

2 hearing.

3 MR. KEHOE: Well, I --

4 MR. MICHAEL CUNNINGHAM: Motion to
5 schedule the public hearing.

6 MR. KEHOE: Yeah, they don't usually
7 have to do that. But you guys will just put on
8 the record that the next meeting is going to be a
9 public hearing.

10 MR. FLEMING: Oh, the next meeting will
11 be a public hearing then --

12 MR. KEHOE: Right.

13 MR. FLEMING: -- so if we don't have to
14 have a motion for it, that's fine.

15 MR. CHIN: Okay, that's it.

16 MR. FLEMING: All right, so I need a
17 motion to adjourn.

18 MR. WALSH: Second.

19 MR. FLEMING: I need a motion.

20 MR. WALSH: Oh.

21 MR. FLEMING: I can't do it.

22 MR. WALSH: So moved.

23 MR. FLEMING: Seconded?

24 MR. CHIN: Second.

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MR. FLEMING: All in favor?

MULTIPLE: Aye.

MR. FLEMING: This concludes our meeting, thank you very much.

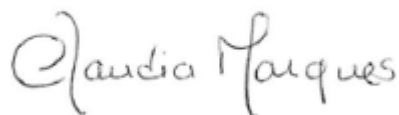
MR. CHIN: Twenty-one minutes.

(The public board meeting concluded at 7:00 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Zoning Board of Appeals meeting of the Town of Cortlandt on December 19, 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: January 10, 2025

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