



# TOWN OF CORTLANDT

## ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567  
914-734-1080

Michael Fleming  
Chairman

Wai Man Chin  
Vice-Chairman

Chris Beloff  
Frank Franco  
Michelle Piccolo Hill  
Benito Martinez  
Thomas Walsh

**Town Supervisor**  
Richard H. Becker, MD

**Town Board**  
James F. Creighton  
Cristin Jacoby  
Robert Mayes  
Joyce C. White

### TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/84394323633?pwd=9BIFUiiarUdqrSYPVGyRBDmPP2Jnb.1>

AGENDA.....ZONING BOARD OF APPEALS  
Town Hall – 1 Heady Street  
Cortlandt Manor, NY 10567

#### Work Session – Thursday, April 24, 2025 at 6:30 PM

1. Discuss Agenda for the Regular Meeting

#### Regular Meeting – Thursday, April 24, 2025 at 7:00 PM \*

1. Pledge to the Flag and Roll Call
2. Adoption of the Meeting Minutes for March 27, 2025

#### 3. NEW PUBLIC HEARINGS

**A. Case No. 2025-5 Application of 77 Montrose Station, LLC** for area variances for an accessory structure located in the front yard and for detached building height for a proposed garage located at 77 Montrose Station Rd.

*\*Regular meeting to begin at conclusion of the work session*

**NEXT REGULAR MEETING THURSDAY, MAY 15, 2025**

**ZONING BOARD OF APPEALS FACT SHEET**

**ZBA Member Assigned:**    **Piccolo-Hill**

**CASE NO.: 2025-5**

**Name of Applicant:**    77 Montrose Station, LLC  
**Owner:**                    Same  
**Address of property:**    77 Montrose Station Rd.  
**Section, Block, Lot:**    44.17-1-11  
**Prior ZBA Case No.:**    N/A  
**Zone:**                      R-80  
**Lot Size:**                 Approximately 8.1 acres

**Request:**                Detached Building Height. 7.0’ allowed from eaveline (top of wall) to the roof ridge, 12’-8” proposed requiring a variance for 5’-8”.

Accessory Structure not permitted in the Front Yard.

**Staff Comments:** The Code Enforcement office received a building permit application on September 27, 2024 for a residential remodel/alteration at the subject property for the construction of a proposed garage. The Code Office denied the request on February 25, 2025. The garage is proposed to have a building height of 12.8 feet from the eaveline to the roof ridge, and only 7 ft. is permitted. According to the applicant the increase in height is a better architectural treatment for the garage and is in keeping with the architectural character of the newly renovated house on the subject lot.

In addition, the foundation for the proposed garage has already been partially constructed. Based on the survey location of the existing foundation the garage will be located in the defined front yard to Montrose Station Rd. The existing house is located 583.94 ft. from Montrose Station Road and the garage is proposed to be located 551.94 ft.

**Variance(s) Requested:**    Detached Building Height. 7.0’ allowed from eaveline (top of wall) to the roof ridge, 12’-8” proposed requiring a variance for 5’-8”.

Accessory Structure not permitted in the Front Yard.

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIANCE</u></b>	<b><u>%</u></b>
Detached building height	7 ft.	12.8 ft.	5.8 ft.	83%
Accessory structure in the Front Yard		NA	NA	NA

**SEQR: TYPE II – No further compliance required**



**TOWN OF CORTLANDT**  
DEPARTMENT OF TECHNICAL SERVICES  
CODE ENFORCEMENT DIVISION

**Michael Preziosi, P.E.**  
*Director – D.O.T.S*

**Martin G. Rogers, P.E.**  
*Director of Code  
Enforcement / D.O.T.S.*

**Holly Haight**  
*Assistant Director of Code  
Enforcement / D.O.T.S.*

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

**Town Supervisor**  
Richard H. Becker

**Town Board**  
James F. Creighton  
Cristin Jacoby  
Robert E. Mayes  
Joyce C. White

Mark Giordano  
1340 Baptist Church Road  
Yorktown Heights, NY 10598

February 25, 2025

Re: Proposed Garage  
77 Montrose Station Road  
Tax ID 44.17-1-11

Mr. Giordano:

I am in receipt of your proposed amendment for Building Permit A-24-749 issued September 27, 2024 for Residential Remodel/Alteration at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: 307-17 Table of Dimensional Regulations Accessory Residential Structures;

Detached Building Height. Request for a variance from the Code is required. 7.0' allowed from eaveline (top of wall) to the roof ridge, 12'-8" proposed requiring a variance for 5'-8".

Accessory Structures are not permitted in the Front Yard. Section 307-17, 307 Attachment 3, Table of Dimensional Regulations, Residential Districts.

The Zoning Board of Appeals application shall be completed online. If the application is deemed complete additional instructions will follow and then the project will then be placed on the agenda for the next available Zoning Board of Appeals meeting.

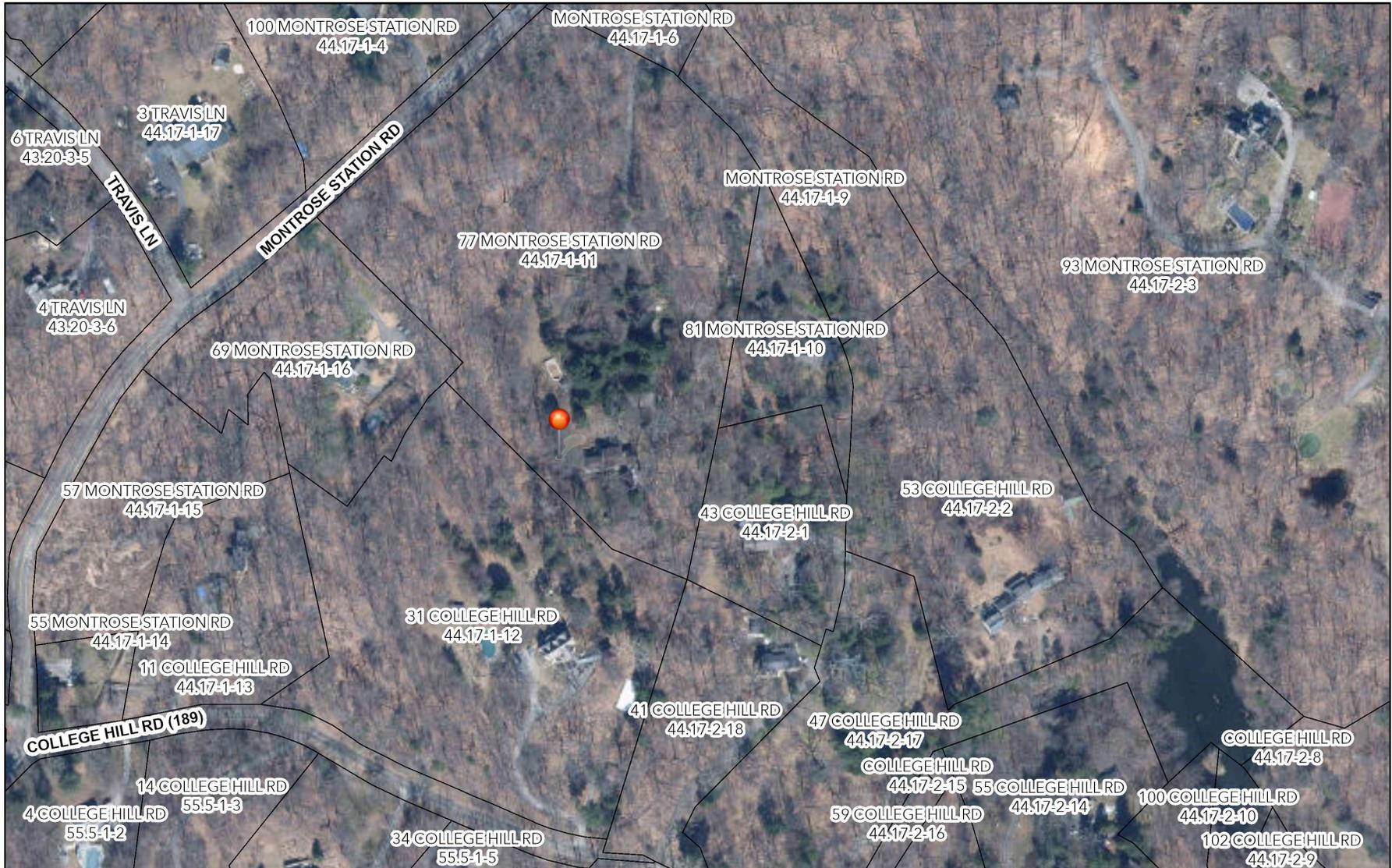
Additional information may be required upon subsequent reviews. Technical comments for the submission may be issued separately. If you have any questions or comments please feel free to contact me by email or at 914-734-1010.

Sincerely,

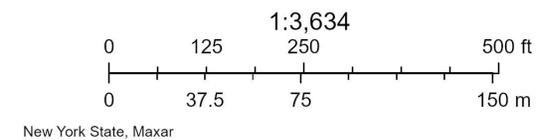
Martin G. Rogers, P.E.  
Director of Code Enforcement  
Department of Technical Services

Cc: Chris Kehoe, Town Planner

# Cortlandt



3/17/2025, 1:53:57 PM





Montrose

18

17

TOWN OF CORTLANDT GENERAL NOTES

- 1. DISTURBANCE OF ROCK OUTCROPS SHALL BE BY MEANS OF EXPLOSIVE ONLY IF LABOR AND MACHINES ARE NOT EFFECTIVE AND ONLY IF ROCK BLASTING IS CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE TOWN OF CORTLANDT AND THE STATE OF NEW YORK.

TOWN OF CORTLANDT CONSTRUCTION NOTES

- 1. ALL TREES TO BE REMOVED SHALL BE TAGGED BY THE APPLICANT AND INSPECTED BY THE TOWN OF CORTLANDT PRIOR TO CUTTING AND A BUILDING PERMIT BEING ISSUED.

TOWN OF CORTLANDT CURB CUTTING NOTES

- 1. WHEN NECESSARY, PERMITTEE IS TO ESTABLISH A WORK ZONE, SUPPLY AND MAINTAIN APPROPRIATE SIGNS, CONES, LIGHTS & FLAG PEOPLE IN ACCORDANCE WITH SECTION 104 OF THE HIGHWAY LAW.

TOWN OF CORTLANDT MINOR PROPOSAL NOTES

- 1. THE APPLICANT SHALL BE REQUIRED TO FILL OUT AND SUBMIT AN APPLICATION FOR A BUILDING PERMIT WITH FEE.

TOWN OF CORTLANDT WATER SERVICE NOTES

- 1. ANY MODIFICATIONS TO THE EXISTING WATER SERVICE WILL NEED TO BE INSPECTED BY THE TOWN. THE METER AND RADIO HEAD WILL NEED TO BE REPLACED.

SEPTIC SYSTEM NOTES

- 1. THE TOWN OF CORTLANDT IS REMINDING ALL RESIDENTS THAT IT IS GOOD PRACTICE AND RECOMMENDED TO HAVE YOUR SUBSURFACE SANITARY SYSTEM VISUALLY INSPECTED AND PUMPED ONCE EVERY FIVE YEARS OR MORE FREQUENTLY AS RECOMMENDED BY A LICENSED SANITARY HAULER OR ENGINEER.

STONE WALL NOTES

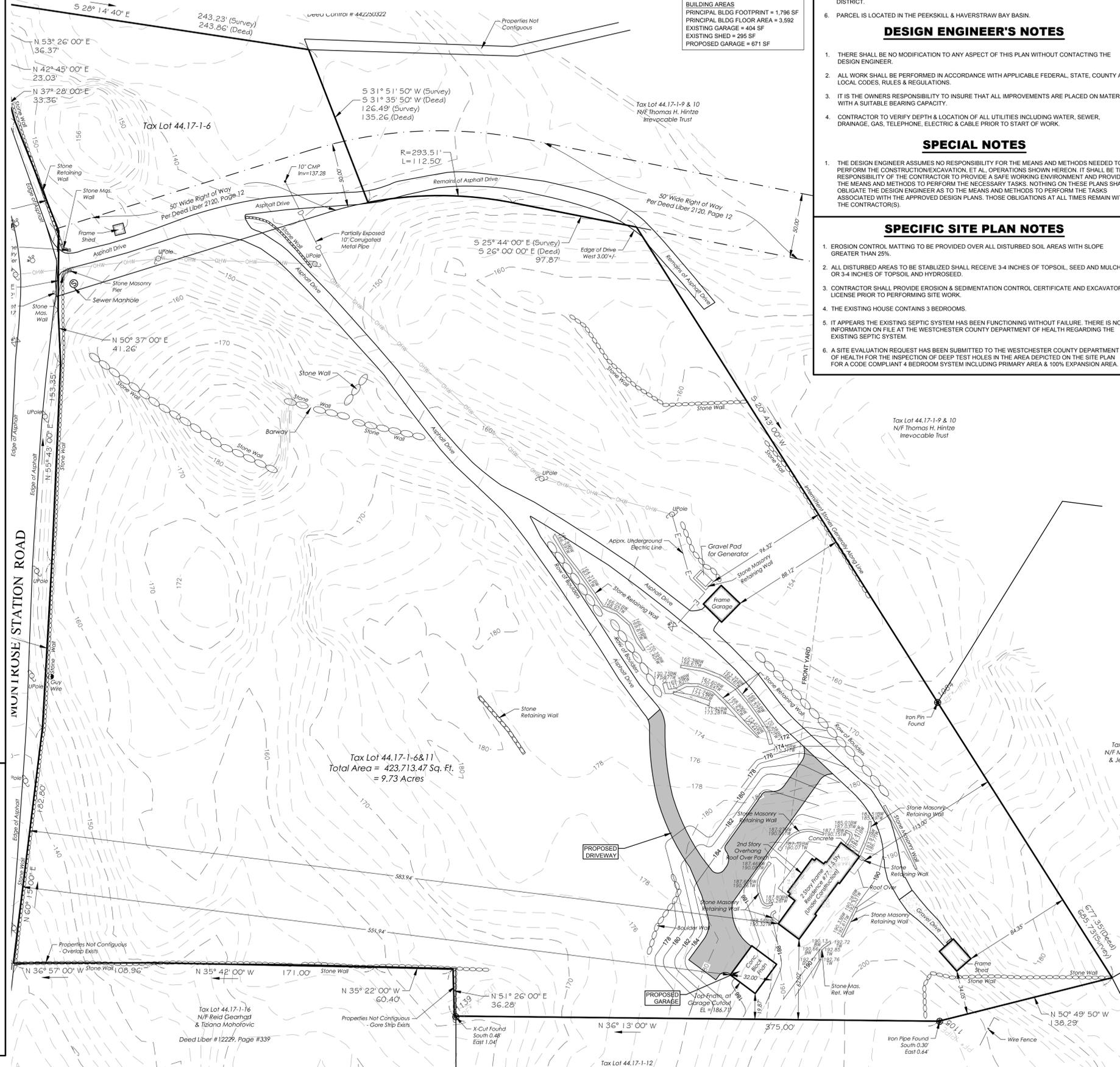
- 1. RECENTLY CONSTRUCTED AND/OR MODIFIED STONE WALLS ARE SHOWN APPROXIMATE BASED ON A FIELD INSPECTION BY THIS OFFICE ON SEPTEMBER 23, 2024. WALL HEIGHTS VARY BUT ALL WALLS SHALL BE LESS THAN 3'-0" FOLLOWING FINAL CONSTRUCTION AND GRADING.

EROSION AND SEDIMENT CONTROL NOTES

- 1) CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

ZONING DATA CHART - R-80 (SINGLE FAMILY RESIDENTIAL) table with columns for LOT DESCRIPTION, MINIMUM LOT AREA, MINIMUM LOT WIDTH, MAXIMUM HEIGHT, etc.

VARIANCE REQUIRED
1. PROPOSED GARAGE IS 32' OVER FRONT YARD LINE, SET BACK 552' FROM PROPERTY LINE. VARIANCE REQUIRED EXISTING GARAGE IS 88' OVER FRONT YARD LINE AND IS PRE-EXISTING NON-CONFORMING



BUILDING AREAS
PRINCIPAL BLDG FOOTPRINT = 1,796 SF
PRINCIPAL BLDG FLOOR AREA = 3,592
EXISTING GARAGE = 404 SF
EXISTING SHED = 295 SF
PROPOSED GARAGE = 671 SF

GENERAL NOTES

- 1. PARCEL TAX MAP DESIGNATION: SECTION: 44.17, BLOCK: 1, LOT(S): 6 & 11
2. TOTAL AREA OF EXISTING LOT 6: 44,529 (1.02 ACRES); LOT 11: 381,881 SQ. FT. (8.77 ACRES).

DESIGN ENGINEER'S NOTES

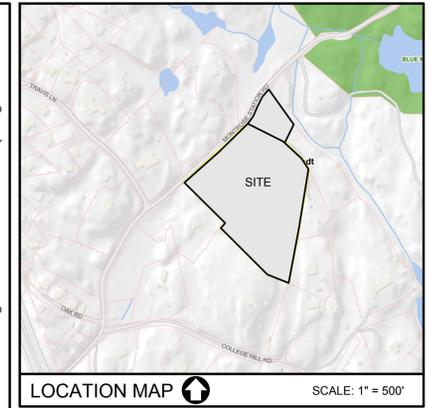
- 1. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, RULES & REGULATIONS.

SPECIAL NOTES

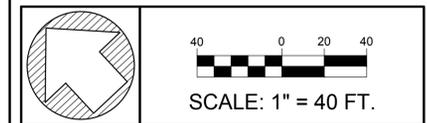
- 1. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS AND METHODS NEEDED TO PERFORM THE CONSTRUCTION/EXCAVATION, ET AL. OPERATIONS SHOWN HEREON. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING ENVIRONMENT AND PROVIDE THE MEANS AND METHODS TO PERFORM THE NECESSARY TASKS.

SPECIFIC SITE PLAN NOTES

- 1. EROSION CONTROL MATTING TO BE PROVIDED OVER ALL DISTURBED SOIL AREAS WITH SLOPE GREATER THAN 25%.
2. ALL DISTURBED AREAS TO BE STABILIZED SHALL RECEIVE 3-4 INCHES OF TOPSOIL, SEED AND MULCH; OR 3-4 INCHES OF TOPSOIL AND HYDROSEED.



Call 811 before you dig logo with 'Dig Safely, New York' text.



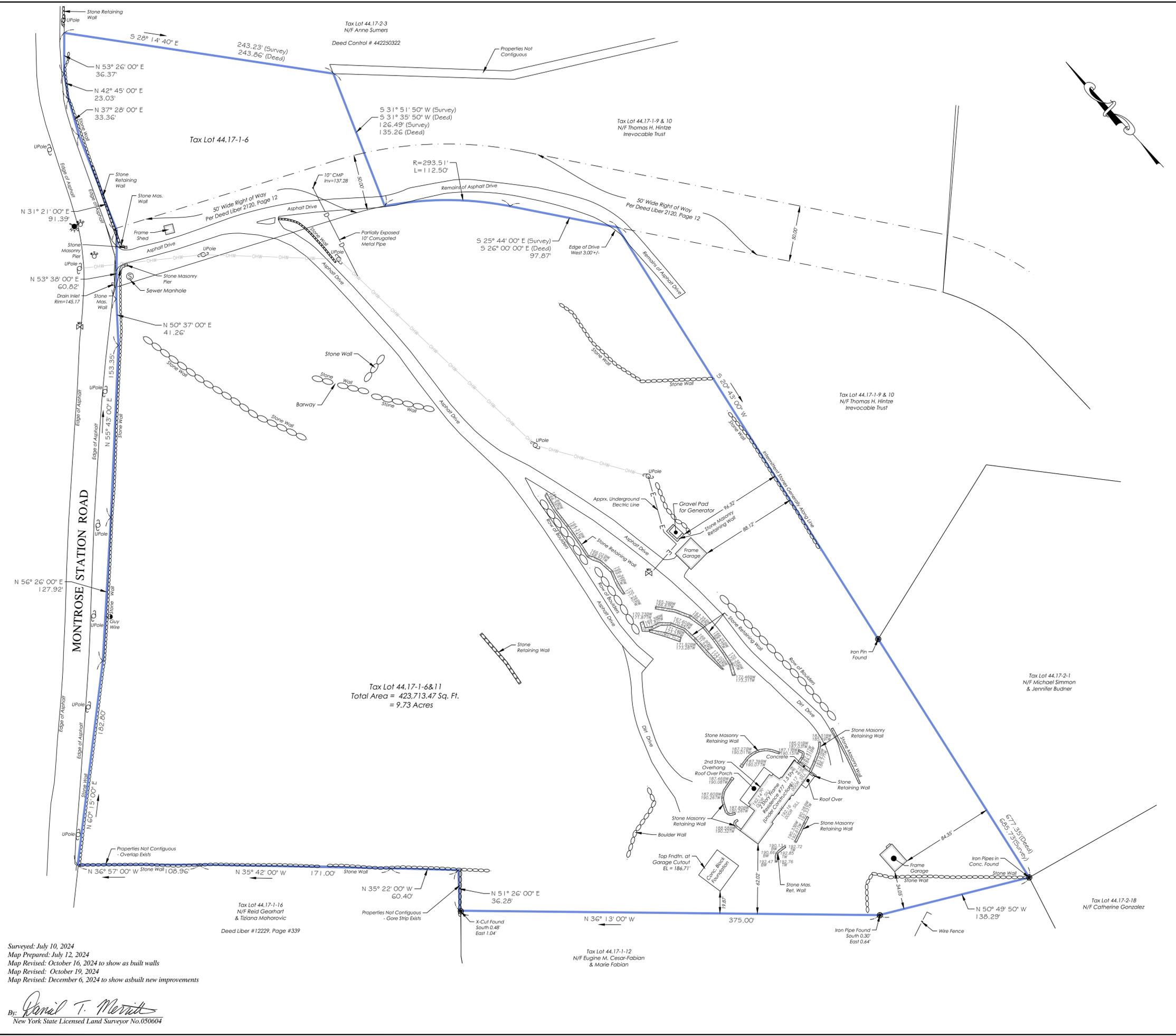
OWNER/APPLICANT
MARK GIORDANO
44 REGINA AVENUE
CORTLANDT MANOR, NY 10567

REVISIONS table with columns for revision number, description, and date.

MUNICIPAL TAX IDENTIFICATION: SECTION: 44.17, BLOCK: 1, LOT: 6 & 11, SUBLOT: ---, DRAWN BY: KJW/JCA, CHECKED: KSP/MB, PROJECT: 77 MONTROSE STATION RD, DATE: SEPTEMBER 23, 2024, JOB #: 240601. Includes professional engineer seal for Patrick M. Bell.

CRONIN ENGINEERING logo and contact information: 39 Arlo Lane, Cortlandt Manor, New York 10567, (914) 736-3664.

SITE PLAN
SITE DEVELOPMENT PLAN FOR MARK GIORDANO
LOCATION: 77 MONTROSE STATION ROAD, TOWN OF CORTLANDT, NEW YORK
SHEET 1 OF 1 SP-1.1



Tax Lot 44.17-1-6&11  
 Total Area = 423,713.47 Sq. Ft.  
 = 9.73 Acres

Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Surveyed in accordance with Deed Liber 11186, Page 287.

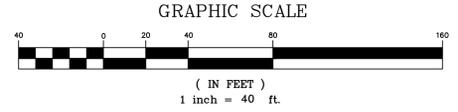
Premises shown hereon designated on the Town of Cortlandt Tax Maps as: Section 44.17, Block 1, Lot 6 & 11.

Property Address: 77 Montrose Station  
 Montrose, NY 10548

THIS MAP IS FOR BUILDING DEPARTMENT PURPOSES ONLY. MAP IS NOT TO BE USED FOR TITLE TRANSFER PURPOSES. MAP MAY NOT BE CERTIFIED TO TITLE COMPANIES AND/OR BANKS.

**AS BUILT SURVEY**  
**PREPARED FOR**  
**STEVE GIORDANO BUILDERS, INC.**  
 SITUATE IN THE  
 TOWN OF CORTLANDT  
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 40'



**TC MERRITTS LAND SURVEYORS**

394 BEDFORD ROAD • PLEASANTVILLE • NY 10570  
 (914) 769-8003 • survey@tcmeritts.com

Project: 24-188	Reference: NA
Field Survey By: PRJC/BFC	
Drawn By: BJC/BFC/CP	
Checked By: BFC	P-Manager: BFC

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 TC MERRITTS LAND SURVEYORS  
 ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR  
 ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION  
 IS A VIOLATION OF APPLICABLE LAWS.



Surveyed: July 10, 2024  
 Map Prepared: July 12, 2024  
 Map Revised: October 16, 2024 to show as built walls  
 Map Revised: October 19, 2024  
 Map Revised: December 6, 2024 to show asbuilt new improvements

By: *Daniel T. Merritts*  
 New York State Licensed Land Surveyor No. 050604



1 Architectural Rendering (17' Garage Height)  
AR-1 Scale: 3/16" = 1'-0"



2 Architectural Rendering (21' Garage Height)  
AR-1 Scale: 3/16" = 1'-0"

NOTES:  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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SEAL  
Joseph G. Thompson, RA  
New York State License #036057

**GIORDANO RESIDENCE GARAGE**

Justin Giordano, Owner  
77 Montrose Station Road  
Montrose, New York 10548  
S-B-L: 44-17-1-11  
Town of Cortlandt - Westchester County

**FOR PERMIT AND CONSTRUCTION**

Date: November 1, 2024

Revisions:

△	November 22, 2024
△	December 13, 2024
△	February 6, 2025
△	
△	



1 Architectural Rendering (17' Garage Height)  
AR-1 Scale: 3/16" = 1'-0"



2 Architectural Rendering (21' Garage Height)  
AR-1 Scale: 3/16" = 1'-0"

NOTES:  
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Joseph G. Thompson, RA  
New York State License #036057

**GIORDANO RESIDENCE GARAGE**

Justin Giordano, Owner  
77 Montrose Station Road  
Montrose, New York 10546  
S-B-L: 44-17-1-11  
Town of Cortlandt - Westchester County  
**FOR PERMIT AND CONSTRUCTION**

Date: November 1, 2024

Revisions:	
▲	November 22, 2024
▲	December 13, 2024
▲	February 6, 2025
▲	
▲	

**AR-2**

NOTES:  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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Joseph G. Thompson, RA  
New York State License #036057



**1** East Elevation (17' Garage Height)  
SK-1 Scale: 3/16" = 1'-0"



**2** East Elevation (21' Garage Height)  
SK-1 Scale: 3/16" = 1'-0"

**GIORDANO RESIDENCE GARAGE**

**FOR PERMIT AND CONSTRUCTION**

Justin Giordano, Owner  
77 Montrose Station Road  
Montrose, New York 10546  
S-B-L: 44-17-1-11  
Town of Cortlandt - Westchester County

Date: November 1, 2024

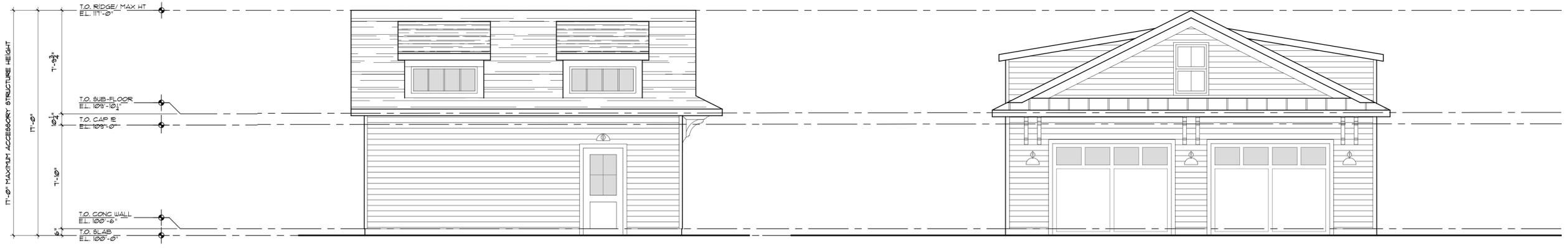
- Revisions:
- ▲ November 22, 2024
  - ▲ December 13, 2024
  - ▲ February 6, 2025

**SK-1**

NOTES:  
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION ALTERED BY, FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.  
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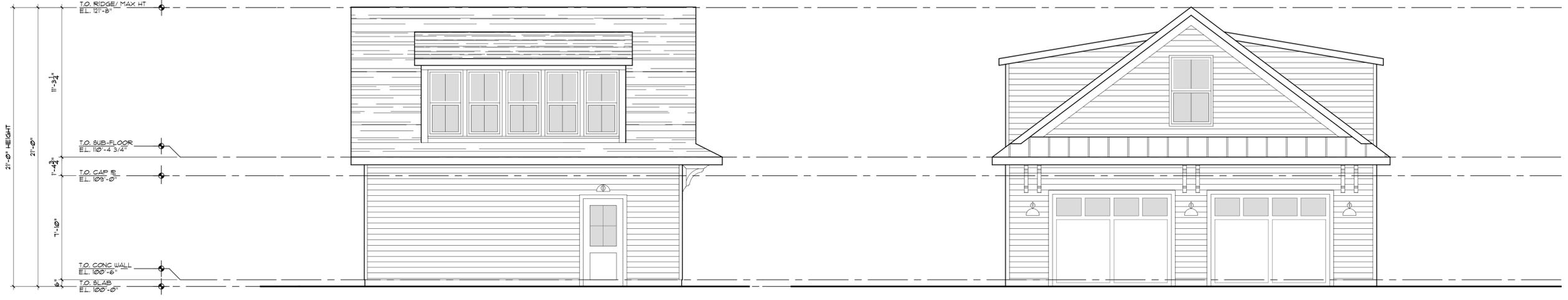


SEAL  
Joseph G. Thompson, RA  
New York State License #036057



**1** Garage North Elevation (17' Height)  
SK-2 Scale: 1/4" = 1'-0"

**2** Garage East Elevation (17' Height)  
SK-2 Scale: 1/4" = 1'-0"



**3** Garage North Elevation (21' Height)  
SK-2 Scale: 1/4" = 1'-0"

**4** Garage East Elevation (21' Height)  
SK-2 Scale: 1/4" = 1'-0"

**GIORDANO RESIDENCE GARAGE**

**FOR PERMIT AND CONSTRUCTION**

Justin Giordano, Owner  
77 Montrose Station Road  
Montrose, New York 10546  
S-B-L: 44-17-1-11  
Town of Cortlandt - Westchester County

Date: November 1, 2024

Revisions:

▲	November 22, 2024
▲	December 13, 2024
▲	February 6, 2025
▲	
▲	

**SK-2**

To: **Town of Cortlandt Zoning Board of Appeals**  
Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

Attn: **Chair Fleming & Zoning Board of Appeals Members**

Date: March 20, 2025

RE: **PROJECT NARRATIVE- GIORDANO RESIDENCE GARAGE HEIGHT VARIANCE**  
77 Montrose Station Road, Cortlandt Manor, New York 10567  
S-B-L: 44.17-1-11

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Our office is pleased to present a proposal for a new garage accessory structure to be constructed at 77 Montrose Station Road. The accessory structure is planned to support the existing single-family residence on the property that is currently receiving significant restoration and renovation efforts. The property is located in a R-80 Single-Family Residential Zone.



**Figure 1. Proposed Accessory Dwelling Unit Rendering**

To support the new garage structure as proposed, this application is requesting consideration from the Zoning Board of Appeals for relief from the following Zoning Code Sections:

- Height- Maximum accessory structure height from top of eave to top of ridge as per Town of Cortlandt Zoning Code 307 Attachment 3 Table of Dimensional Regulations:

Permitted	Proposed	Area Variance Required
7'-0" (17' Total Height)	12'-8" (21' Total Height)	5'-8"

- Location- Accessory structures are not permitted in the front yard as per Town of Cortlandt Zoning Code 307 Attachment 3 Table of Dimensional Regulations, 207 Attachment 3.

In the review of a request for area variances, there are five factors that are typically considered as part of determining if the benefit to the applicant outweighs potential for adverse impact:

**Height Variance Request**

1. Whether an undesirable change will be produced in the character of the neighborhood, or if a detriment to nearby properties will occur:

We do not believe the increase in height of the structure will have an adverse impact to the neighboring properties nor the character of the neighborhood. The parcel is 9.73 Acres with significant vegetation along all property lines buffering the visual impact of the subject structure. The structure is set back over 550' from the road. Please find renderings depicting the visual difference between a zoning compliant 17' height structure and the proposed 21' height structure below for review:



**Figure 2. Proposed Accessory Dwelling Unit Rendering- Permitted 17' Height**



**Figure 3. Proposed Accessory Dwelling Unit Rendering- Proposed 21' Height**

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

The garage would allow for storage of vehicles and is seeking an increased height beyond the maximum allowed by zoning in order to provide an attic space capable to supporting needed storage space as the existing home does not have the ability to accommodate storage in either the existing attic nor basement. The existing topography on the property makes planning of another reasonably accessible accessory structure for storage purposes difficult to accomplish and would result in a greater impact to the neighboring properties to the rear.

3. Whether the requested variance is substantial:

Since the height dimension is measured to the peak of the ridge of a sloped roof, we do not believe the visual impact of the height increase to be substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

We do not believe the increase in height of the structure will have an adverse impact to the physical or environmental conditions of the neighboring properties nor the character of the neighborhood. The parcel is 9.73 Acres with significant vegetation along all property lines buffering the visual impact of the subject structure. The structure is set back over 550' from the road.

5. Whether the alleged difficulty was self-created:

While the action taken is self-created, the existing limitations of the primary structure and property that create the need to accommodate additional storage space are not. The existing residence is vintage construction that does not provide for a storage attic nor full basement area that newer construction would typically offer and the challenges the property topography presents limits the amount of reasonably buildable area. Sub-surface rock also limits the ability to construct basement spaces in both the original residence and any new accessory structures.

### **Location Variance Request**

1. Whether an undesirable change will be produced in the character of the neighborhood, or if a detriment to nearby properties will occur:

We do not believe the location of the structure will have an adverse impact to the neighboring properties nor the character of the neighborhood. The parcel is 9.73 Acres with significant vegetation along all property lines buffering the visual impact of the subject structure. The structure is set behind the plane of the front façade of the

primary residence and the new structure is proposed to have a front yard setback of over 550’ from the road.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

The challenges the property topography presents limits the amount of reasonably buildable area. The proposed location is the only reasonably suitable location to construct the garage in close proximity to the primary residence without the need for significant re-grading, rock removal and disturbance of the property.

3. Whether the requested variance is substantial:

Proposed garage is located behind the plane of the primary residence. However, based on the geometry of the property and orientation of the existing residence to the road, the proposed garage placement has a front yard setback that is less than that of the primary residence:

Existing Residence Front Yard Setback	Accessory Structure Front Yard Setback
583.94’	551’

Since the front yard setback of the structure is proposed to be over 550’, we do not believe the variance request to be substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

We do not believe the location of the structure will have an adverse impact to the physical or environmental conditions of the neighboring properties nor the character of the neighborhood. The parcel is 9.73 Acres with significant vegetation along all property lines buffering the visual impact of the subject structure. The structure is set behind the plane of the front façade of the primary residence and the new structure is proposed to have a front yard setback of over 550’ from the road.

5. Whether the alleged difficulty was self-created:

While the action taken is self-created, the existing limitations property are not. The challenges the property topography presents limits the amount of reasonably buildable area. The proposed location is the only reasonably suitable location to construct the garage in close proximity to the primary residence without the need for significant re-grading, rock removal and disturbance of the property.

We respectfully request that the board consider these variance requests as we believe the benefit to the applicant outweighs any potential for adverse effect. We look forward to further reviewing this application with the Board. Please contact me should you have any questions or should any further information be required.

Respectfully Submitted,

Joseph G. Thompson, RA, M. Arch, NCARB, LEED AP, CSBA, CDT  
NYS Registered Architect



Attachments:

1. Photographs of current existing conditions taken March 19, 2025 (2 Images)



**Figure 4. Photograph of Current Existing Conditions taken on March 19, 2025**



**Figure 5. Photograph of Current Existing Conditions taken on March 19, 2025**