

**ZONING BOARD OF APPEALS FACT SHEET**

**ZBA Member Assigned:** Franco  
**Name of Applicant:** Maria Lopez, SL Contracting  
**Owner:** Jose Santiago Valiente  
**Address of property:** 48 Apple Hill Dr.  
**Section, Block, Lot:** 34.10-4-2  
**Prior ZBA Case No.:** NA  
**Zone:** R-40  
**Lot Size:** 255,411 sq. ft.

**CASE NO.:** 2023-6

**Request:** An area variance, accessory coverage greater than 50% of the size of the principal dwelling.

**Staff Comments:** The applicant is removing an existing 80 sq.ft. shed and replacing it with a 480 sq. ft. studio that will be attached to an existing garage. The principal dwelling is 2,500 sq. ft., 50% = 1,250 sq. ft. of accessory structures permitted. The total square footage of the accessory structures is 1,662.

Accessory Structures existing/proposed are: 400 sq. ft. 1-story garage  
742 sq. ft. existing in-ground pool  
480 sq. ft. proposed studio  
1,622 sq. ft.

**Variance(s) Requested:** An Area Variance, total accessory structure coverage exceed 50% of the area of the principal dwelling.

<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>	<b><u>VARIANCE</u></b>	<b><u>%</u></b>
1,250 sq. ft.	1,662 sq. ft.	412 sq. ft.	33%

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



**Town of Cortlandt**

**Legend**

- Parcels
- Road Labels

**Notes**



1: 2,250

375.0 Feet

187.50

0

375.0

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

Map produced by: user



**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  
Francis X. Farrell  
Cristin Jacoby  
Robert Mayes

S & L Contracting and Service Inc  
Po Box 451  
Peekskill, NY 10566

May 4, 2023  
May 31, 2023 Revised

Re: Proposed Accessory Structure Addition  
48 Apple Hill Road  
Tax ID 34.10-4-2

Ms. Lopez :

I am in receipt of your Building Permit Application received April 20, 2023 for Addition to an Accessory Structure at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: Section 307-17. Accessory Structures total area shall not exceed 50% of the area of the Principal Building. Principal Dwelling = 2,500 SF.  $2,500 \times .50 = 1,250$  SF. Total Accessory Structures = 1,622 SF. 65% is proposed. Request for a variance from the Code is required.

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





Image capture: Sep 2013 © 2023 Google

← 48 Apple Hill Dr

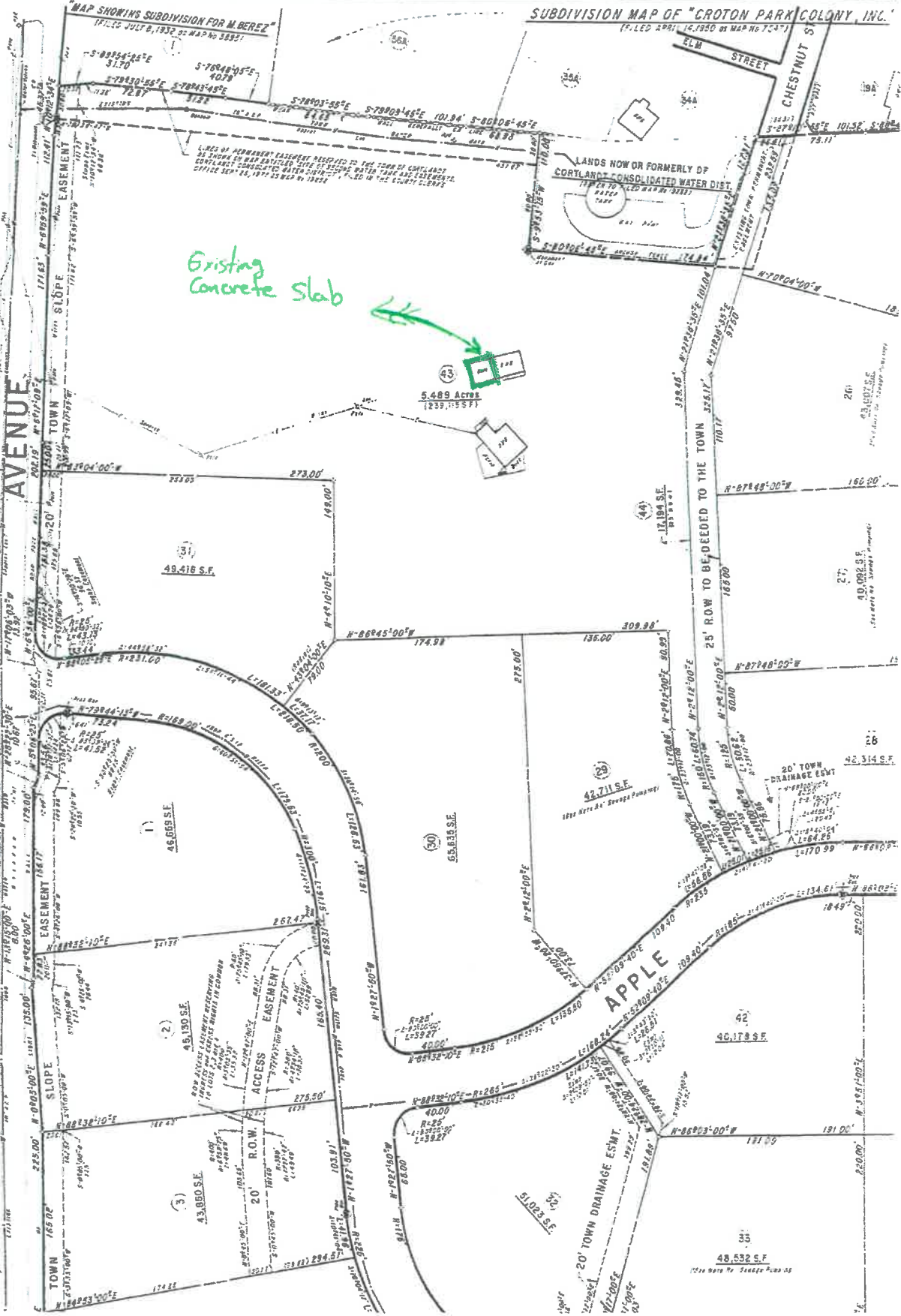
All Street View & 360°

LOT 43, APPLE HILL FLOW #S 1117 ± 2217 W & C LERK 3/2/87

SEL  
CONTRACTING AND SERVICE INC.

AVENUE

SUBDIVISION MAP OF "CROTON PARK COLONY, INC."



Existing Concrete Slab

43  
5,489 ACRES  
(239,155 S.F.)

31  
49,416 S.F.

1  
46,655 S.F.

2  
45,130 S.F.

3  
43,880 S.F.

30  
5,635 S.F.

32  
42,711 S.F.

42  
40,178 S.F.

48  
48,532 S.F.

27  
40,092 S.F.

26  
42,314 S.F.

33  
48,532 S.F.

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