



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.*

Ken Hoch
Assistant to the Director/D.O.T.S.

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

Town Supervisor
Linda D. Puglisi

Town Board
Richard H. Becker
Debra A. Costello
James F. Creighton
Francis X. Farrell

David Kingsly
6 Dickerson Road
Cortlandt Manor, NY 10567

January 5, 2021

Re: Accessory Structure (Shed)
6 Dickerson Road
Tax ID 45.10-3-2

Mr. Kingsly:

I am in receipt of your Letter received December 14, 2020 regarding the Existing Accessory Structure (8' x 12' Shed) at the above referenced premises.

I must deny this request under the following Section of the Town of Cortlandt Zoning Code: Accessory Structures in the Front Yard. Section 307-17, 307 Attachment 3, Table of Dimensional Regulations, Residential Districts. Request for a variance from the Code is required.

The Zoning Board of Appeals application form and the short EAF Form shall be completed and returned to the Division of Planning with two (2) copies of the plans, 2 Copies of the Survey, and \$200.00 Zoning Board of Appeals application fee. If the application is deemed complete 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,

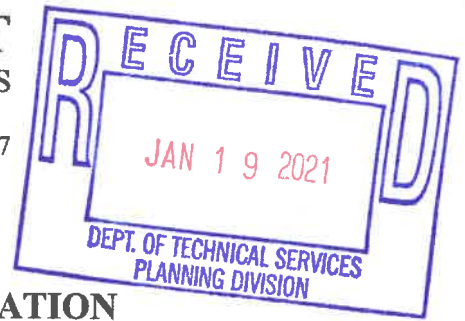
Martin G. Rogers, P.E.
Director of Code Enforcement
Department of Technical Services

Cc: Chris Kehoe, Town Planner

Case No. 2021-3
Date: 1/19/21

Chris
#200, check # 4245

TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
Planning Division
Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567
914-734-1080
www.townofcortlandt.com
chrisk@townofcortlandt.com



ZONING BOARD OF APPEALS APPLICATION

Site Data:

Section 45.10 Block 3 Lot 2 Zone: _____
Street Address: 6 DICKERSON ROAD CORTLANDT MANOR N.Y. 10567
Project Description: TO INSTALL A 8' X 12' SHED
Circumstances of particular application:
TO REMEDY VIOLATION COMPLAINT # 20200454

Application is hereby made for the following Variance, Interpretation and/or Special Permit under the Town Code:

Chapter: 307 Section: 17 Chapter: 307 Section: 18

Is adjacent property in the same ownership? Yes _____ No

Does any officer/employee of the Town of Cortlandt have any interest in this application as defined in the General Municipal Law Section 809? Yes _____ No If yes, attach a sheet describing the nature and extent of that interest.

Applicant:

Name: DAVID KINGSLEY
Address: 6 DICKERSON ROAD CORTLANDT MANOR N.Y. 10567
Phone: 914 737-4016 Mobile: _____

Owner:

Name: DAVID KINGSLEY
Address: 6 DICKERSON ROAD CORTLANDT MANOR
Phone: 914 737-4016 Mobile: _____

Lessee:

Name: _____
Address: _____
Phone: _____ Mobile: _____

Architect/ Engineer/ Surveyor:

Name: _____
Address: _____
Phone: _____ Mobile: _____

Attorney:

Name: _____
Address: _____
Phone: _____ Mobile: _____

MARY E. BREINING
Receiver of Taxes, Town of Cortlandt

Confirmation All Taxes Paid: _____ Date: 2/5/21

Authorization:

State of New York, County of Westchester, DAVID KINGSLEY being duly sworn deposes and says he/she is the owner, or authorized representative by attached completed proxy statement, and is duly authorized to perform or have performed said work and to make and file this application: that all statements are true and to the best of their knowledge and belief, and that he/she has read the foregoing appeal and knows the contents thereof.

Sworn to before me

Owner or Authorized Representative Signature: David Kingsley

this 13 day of January, 2021.

Print Name: DAVID KINGSLEY

Notary Public: [Signature]

TIJO GEORGE
Notary Public, State of New York
Reg. No. 01GE6244144
Qualified in Orange County
Commission Expires July 05 2021

January 12, 2021
Mr. David Douglas Chairman
Zoning Board of Appeals
Town of Cortlandt, N.Y.



Dear Mr. Douglas

My wife and I have resided at 6 Dickerson Road since July 1996. Last summer we purchased a size 8' x 12' shed from the Best in Backyards company. We surveyed our property with a representative of the company to determine the best place for the shed to go. We could not place the shed to the left of the house because the shed would have to be driven over the septic field. The reason the shed was not placed behind the house is because of the terrain and the proximity to our neighbor's house. Part of our backyard is sinking and the rest has a severe slope. Our neighbor's kitchen with a sliding glass door leading to their deck would directly face the shed.

It was decided that the best place to locate the shed would be to the right of the driveway back away from the road and not in the direct view of my neighbor. I would like to add that I reviewed the town's website when I purchased the shed and unfortunately did not see where sheds cannot be placed in front of a house. The shed where it is located should not be a nuisance to anyone and with some plantings it will not be noticeable from the street.

Moving the shed into the backyard would be a hardship. It would degrade my neighbor's enjoyment of their property and be a difficult and expensive undertaking.

Sincerely,

DAVID KINGSLEY

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>INSTALL 8' X 12' SHED</i>							
Project Location (describe, and attach a location map): <i>BETWEEN DRIVEWAY AND PROPERTY LINE</i>							
Brief Description of Proposed Action: <i>INSTALL 8' X 12' SHED</i>							
Name of Applicant or Sponsor: <i>DAVID KINGSLEY</i>		Telephone: <i>914 737-4016</i>					
		E-Mail: <i>dvdrang1959@gmail.com</i>					
Address: <i>6 DICKENSON ROAD</i>							
City/PO: <i>CORTLANDT MANOR</i>		State: <i>N.Y.</i>	Zip Code: <i>10567</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>0.69</i> acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>DAVID KINGSLEY</u></p>		<p>Date: <u>1/13/21</u></p>
<p>Signature: <u><i>David Kingsley</i></u></p>		









SURVEY OF PROPERTY

PREPARED FOR
RAE BUILDERS INC.

Premises hereon being Lot-2 as shown on a map entitled "Subdivision Map Powder Horn Section 2" prepared for RAE Builders Inc. situate in the Town of Cortlandt Westchester County, N. Y.

Said map filed in the Westchester County Clerk's office, Division of Land Records June 12, 1986 as map no. 22355

Scale 1" = 50'

Surveyed September 20, 1988 and map prepared November 1, 1988

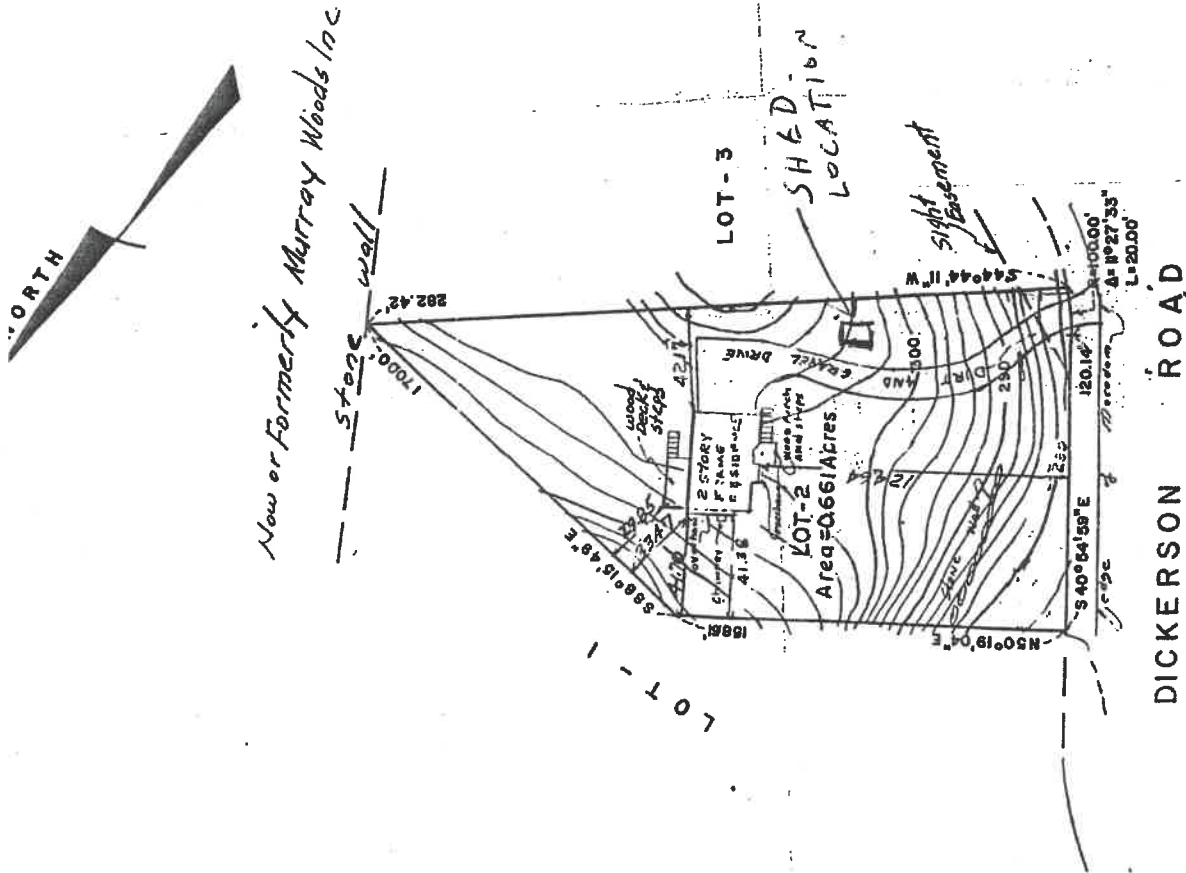
Thomas C. Merritts
by: _____
New York State Licensed Surveyor No. 049510

Guaranteed to *Peter Mearsheimer and Nancy E. Mearsheimer*
Commonwealth Land Title Ins. Co.
Trust Savings Bank of N.Y.

In accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors Inc.

All certifications are valid for this map and copies thereof only if said map or copies bear the seal of the surveyor whose signature appears hereon.

Thomas C. Merritts
Land Surveyor
174 Brady Ave.
Hawthorne, N.Y. 10532
Telephone 914 769-8003






Town of Cortlandt

Legend

- Parcels
- Road Labels

Notes



1: 1,125 

187.5 0 93.75 187.5 Feet

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

GET \$100 OFF! Take Our Design Your Dream Backyard Quiz



★ REVIEWS

me (<https://www.be>)
<https://www.be>
<https://www.be>

A-Frame Storage
popular shed sty
doubles as a "ma
Garden. All A-fra
options includin
delivered and in:

THIS IS A PICTURE OF OUR SHED
FROM THE BEST IN BACKYARDS WEBSITE



Sales Order

06/25/2020

Eastern Jungle Gym

Warehouse
30 Commerce Drive
Carmel, NY 10512
Phone: 800-752-9787
Email: info@easternjunglegym.com

S14636 Cortlandt Manor, NY



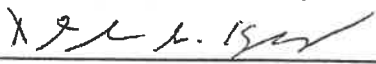
Seller	Payment Terms	FOB Point	Carrier	Ship Service	Requested Ship Date
Naim	Pre Pay	Origin	Pending		12/31/2020

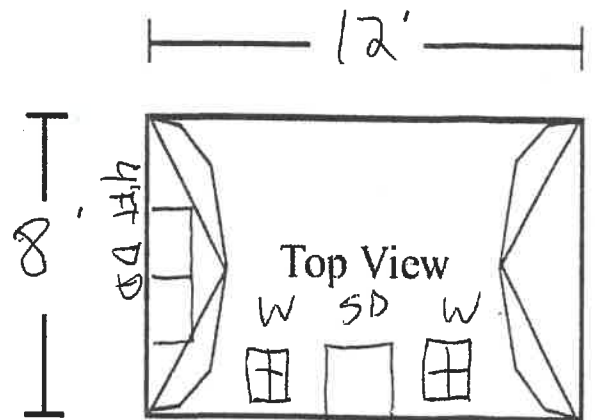
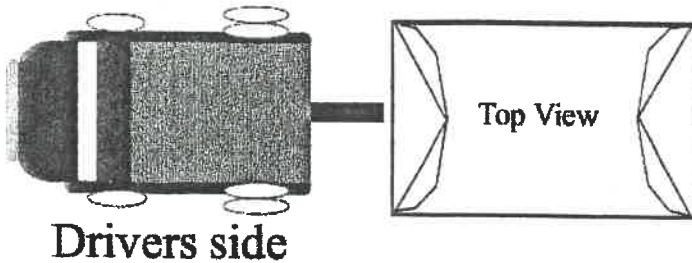
This contract is between Best In Backyards (seller) and customer (buyer). Shed site must be prepared and free of stumps, rock, mud or any other debris that may make it difficult to complete proper installation. Slope of property should be minimal and we recommend not to exceed 12" from the highest to lowest point. Buyer will assume all responsibility for stability of shed if site is not prepared properly. Buyer agrees to the following conditions regarding shed access for a built-on site or prebuilt shed, as indicated on the sales order.

Built on site sheds must have truck access to shed location within 75 feet. Access must be clear of all obstructions, trees, shrubs, overhead wires, rock walls, etc... Any distances further than 75 feet will incur an additional charge that will be added at the time of delivery. Prebuilt sheds must have truck access right up to the shed location. Access must be clear of all obstructions, tree, shrubs, overhead wires, rock walls, etc...

Buyer shall grant free access to work area, vehicles, material and debris. Buyer shall be responsible for securing site in a manner adequate to prevent persons other than workers from gaining access to work site. Seller shall not be liable for any damage to property by movement of trucks, workers, equipment, materials or debris. This includes lawns, trees, septic, sprinkles, fields, or underground pipes and similar. Buyer represents that they have sufficient funds or has arranged financing to comply with this contract. Buyer agrees to sign and record location approval and received completed when project is completed. If buyer fails to record notice of completion seller shall, as buyer's agent, sign and record notice of completion on buyer's behalf.

Buyer acknowledge approval of this order and agrees to the terms and conditions associated with it. No refunds, cancellations or order changes can be made three (3) business days prior to ship date (this excludes weekends). All products are the property of seller until paid in full and monies are cleared.

Order Approval Signature: 



I agree that after location approval is signed, any product alterations or relocation will be subject to additional fees at current move prices and labor rates. I agree that no refunds or returns are allowed after products are delivered.

Location Approved: _____

I agree that I have received my shed leveled in place. I agree that it is my responsibility if property settles and shed needs re-leveling.

Received Completed: _____

Subtotal:	\$ 4,107.00
Sales Tax:	\$ 343.96
Total:	\$ 4,450.96
Paid:	\$ 7,171.17
Balance Due:	-\$ 2,720.21