

Case No. 2020-8  
Date: 10/9/20

\$200 # 072  
Hunk

**TOWN OF CORTLANDT**  
DEPARTMENT OF TECHNICAL SERVICES  
Planning Division  
Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567  
914-734-1080  
[www.townofcortlandt.com](http://www.townofcortlandt.com)  
[chrisk@townofcortlandt.com](mailto:chrisk@townofcortlandt.com)



**ZONING BOARD OF APPEALS APPLICATION**

**Site Data:**

Section 67.6 Block 2 Lot 15 Zone: \_\_\_\_\_  
Street Address: 2006 Albany Post Road, Croton-on-Hudson, NY 10520  
Project Description: Area variance for building corner  
Circumstances of particular application:  
Building corner of poured-in-place concrete foundation of new storage building was accidentally set approx. 3ft closer to property marker.

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

Chapter: \_\_\_\_\_ Section: \_\_\_\_\_ Chapter: \_\_\_\_\_ Section: \_\_\_\_\_

Is adjacent property in the same ownership? Yes \_\_\_\_\_ No X

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 X If yes, attach a sheet describing the nature and extent of that interest.

**Applicant:**

Name: Michael Casolaro  
Address: 3342 Peter Lane, Yorktown Heights, NY 10598  
Phone: 914-455-0976 Mobile: 914-610-6663

**Owner:**

Name: MLC Expansions LLC  
Address: 3342 Peter Lane, Yorktown Heights, NY 10598  
Phone: 914-455-0976 Mobile: 914-610-6663

**Lessee:**

Name: MCAS Roofing & Contracting, Inc.  
Address: 2006 Albany Post Road, Croton-on-Hudson, NY 10520  
Phone: 914-455-0976 Mobile: 914-610-6663

**Architect/ Engineer/ Surveyor:**

Name: Site Design Consultants  
Address: 251-F Underhill Ave, Yorktown Heights, NY  
Phone: 914-962-4488 Mobile: \_\_\_\_\_

**Attorney:**

Name: N/A  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

**MARY E. BREINING**  
Receiver of Taxes, Town of Cortlandt

Confirmation All Taxes Paid: \_\_\_\_\_

Date: OCT - 9 2020

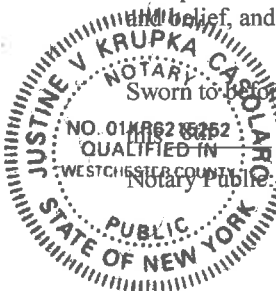
**Authorization:**

State of New York, County of Westchester, Michael J. Casolaro, MLC Expansions LLC 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.

Owner or Authorized Representative Signature: \_\_\_\_\_

*Michael Casolaro*

Print Name: Michael J. Casolaro, Member  
MLC Expansions LLC



Sworn to before me  
day of October, 2020  
Notary Public: Justine V. Krupka - casolaro



**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

MCAS Roofing & Contracting, Inc.  
2006 Albany Post Road  
Croton-On-Hudson, NY 10520

October 2, 2020

Re: Permit 20200320  
2006 Albany Post Road  
Tax ID 67.6-2-15

**MLC EXPANSIONS LLC:**

I am in receipt of your Foundation Survey received 9/16/2020 for the above referenced premises.

A Variance was adopted by the ZBA 9/21/2016 for 13.7' Side Yard from 30'. Closest is now 10.1' and 12.5'. Request for a new 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 ten (10) copies of the revised plans, 10 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

**MLC Expansions LLC**  
**3342 Peter Lane**  
**Yorktown Heights, NY 10598**  
**914-455-0976**

October 1, 2020

Town of Cortlandt  
Zoning Board  
DOTS: Planning Division  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: 2006 Albany Post Road, Croton-on-Hudson, NY 10520  
SBL:67.6-2-15  
Planning Board Resolution No. 21-19  
PB 2019-13

On October 10, 2019, my Special Permit for a Specialty Trade Contractor was renewed and an Amended Site Plan for an approximately 1,160 sqft storage shed at this location was approved under RESOLUTION NO. 21-19.

I hired a professional landscaping and masonry contractor to excavate, set, and pour the foundation for this structure. After the foundation construction was completed, I submitted a Survey to the Building Department as required. At this point it was brought to my attention that the rear facing left corner of the new structure is approximately 3ft closer to the adjacent property line than shown on the plan. This was not deliberate. I do not believe that this will affect the functionality or use of the neighboring property or my property.

I am enclosing the Foundation Survey dated 09/16/2020. I am also enclosing letters from the surveyor and my contractor.

I would like to request a meeting before the Zoning Board of Appeals to resolve this issue so that I may continue the progress on this structure.

Respectfully,



Michael J. Casolaro  
MLC Expansions, LLC



Mahopac, New York 10541  
Phone 914-941-1440  
Email [jlink@jrllsurveying.com](mailto:jlink@jrllsurveying.com) [http // jrllsurveying.com](http://jrllsurveying.com)  
National Society of Professional Surveyors  
The New York State Association of Professional Land Surveyors  
Connecticut Association of Professional Land Surveyors Inc.  
The Westchester-Putnam Association of Professional Land Surveyors

September 30, 2020

**2006 Albany Post Road in the Town of Cortlandt N.Y.**  
Tax ID 67.06 Block 2 Lot 15

**Foundation Location of New Garage**

To Whom it may Concern:

This letter is in reference to the new constructed foundation that was field staked July 20, 2020 and the new concrete foundation located on September 16,2020. The building plans for the new garage were field staked as per the site plan with building measurements of 30 x 40. During the actual placement of the new garage modification of its final location were adjusted from the original site plan. Field measurements during the construction of the foundation that were taken for the new foundation along with the revised /updated location of the new garage were read and measured incorrectly during the final placement of the foundation. The result of those field measurements have resulted in the building current location as per the foundation location survey dated September 16, 2020. If you have any questions or comments feel free to contact my office, I can be reach at 914-941-1440.

Sincerely,

*Joseph R. Link*

Joseph R. Link L.S.



Landcor  
2463 Evergreen Street  
Yorktown Heights, New York 10698  
(914) 497-5694

October 1, 2020

To Whom it May Concern:

Regarding the rear storage shed located at 2006 Albany Post Road, please know that due to a combination of an error in the initial survey and the fact that the town allowed movement for rear storage shed to be set back, the footings were unintentionally set wrong. We hope the town will work with us and help the client move forward with this project.

Sincerely,



Pamela Hirsch

