

THE REGULAR MEETING of the ZONING BOARD OF APPEALS of the Town of Cortlandt was conducted at the Town Hall, 1 Heady St., Cortlandt Manor, NY on *Wednesday, May 20<sup>th</sup>, 2015*. The meeting was called to order, and began with the Pledge of Allegiance.

David S. Douglas, Chairman presided and other members of the Board were in attendance as follows:

Wai Man Chin, Vice Chairman  
Charles P. Heady, Jr.  
James Seirmarco  
John Mattis  
Adrian C. Hunte  
Raymond Reber

Also Present

Ken Hoch, Clerk of the Zoning Board  
John Klarl, Deputy Town attorney

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**ADOPTION OF MEETING MINUTES FOR APRIL 15, 2015**

So moved, seconded with all in favor saying "aye."

Mr. David Douglas stated the minutes for April are adopted.

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**ADJOURNED PUBLIC HEARING:**

- A. CASE No. 2015-06**                      **Michelle and Mark Brady** for an Area Variance for an Accessory Structure, a 30' x 28' shed, in the front yard on property located at **16 Arlo Lane, Cortlandt Manor.**

Ms. Adrian Hunte stated good evening. This is my case. We had discussed the request for a Variance at our last meeting. Unfortunately, you were not here and we were in favor of granting the Variance. We now have to formally adopt and do so. On case #2015-06, application by Michelle and Mark Brady for an Area Variance at 16 Arlo Lane, Cortlandt Manor, NY for an Accessory Structure which is a 30' x 28' shed in the front yard, I make a motion that we close the public hearing.

Seconded.

Ms. Adrian Hunte asked does anybody have anything to say? Any discussions before I...

Mr. John Klarl stated it's quite a presentation.

Ms. Adrian Hunte stated thank you. Anybody in the audience wish to speak?

Mr. David Douglas stated just last month we spoke in favor of your application, you weren't here though.

Ms. Michelle Brady stated I didn't know I was supposed to be here. Sorry. Forgive me.

Ms. Adrian Hunte stated I make a motion that we close the public hearing.

Seconded with all in favor saying "aye."

Mr. David Douglas stated public hearing is closed.

Ms. Adrian Hunte stated on case #2015-06 I make a motion that we grant the Area Variance for an Accessory Structure, 30' x 28' shed in the front yard. There appears to be no adverse impact upon the neighborhood and I don't think there will be undesirable change as well, so I make a motion that we grant that Variance. This is a SEQRA type II, no further action, compliance required.

Seconded with all in favor saying "aye."

Mr. David Douglas stated your Variance is granted.

Ms. Michelle Brady stated thank you.

Mr. John Mattis stated if you want to know why we favor it, you can go on the town's website and watch last month's...

Ms. Michelle Brady stated I'll do that. Thank you. Have a good night.

Mr. Wai Man Chin stated you too.

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**NEW PUBLIC HEARING:**

**A. CASE No. 2015-07**                      **Peter and Sandi Rosenthal** for an Area Variance for the front yard setback for a proposed 7' x 26' addition to an existing open wood deck on property located at **2 Lakeview Ave. West, Cortlandt Manor.**

Mr. John Mattis asked can you just briefly tell us what you're looking for.

Ms. Sandi Rosenthal stated so in the rear of our house – we bought the house in July. This is actually our third house in Cortlandt. In the rear of the house we have an existing deck and the deck needs to be replaced. What we want to do is extend it slightly. Right now it's sort of angled in and what we want to do is square it and while we're doing that we just want to extend it a little bit. We have grass behind our house, behind the deck and as you can see, I guess on the drawing, there's an existing fence. Even with the extension we would not come anywhere near the fence. The fence actually is within our property so we just want to square it and make it bigger.

Mr. John Mattis stated the Variance brings it, because it's angled, it brings it, only the corner of it, to 38 feet from Furnace Woods Road and I'm looking at the original drawings of the house and the house itself, the corner of the house is roughly 34 ½ feet. This is actually further from Furnace Woods Road than the existing house. I have one question though. The way this is drawn, is it connected to the house? Looks like there's something in between.

Ms. Sandi Rosenthal responded no, there's a little platform.

Mr. John Mattis stated oh, to get you there.

Ms. Sandi Rosenthal stated oh, that little square is a like a little Florida room. The house is the square and then the little rectangle behind the house is a Florida room and then from the Florida there's some sliding glass doors onto the deck.

Mr. John Mattis stated I couldn't tell exactly what that was. Any comments?

Mr. Wai Man Chin stated I have no problem with this.

Mr. Charles Heady stated no, no problem.

Mr. John Mattis asked anyone in the audience?

Ms. Sandi Rosenthal stated if they were here they would support us.

Mr. John Mattis stated you supported them. They didn't stay to support you.

Ms. Sandi Rosenthal stated they didn't reciprocate.

Mr. John Mattis stated on case #2015-07, an Area Variance for the front yard setback – I move that we close the public hearing.

Seconded with all in favor saying "aye."

Mr. David Douglas stated public hearing's closed.

Mr. John Mattis stated on case #2015-07 I move that we grant an Area Variance for the front yard setback from a required 50 down to 38 feet for a proposed 7' x 26' addition to the existing open deck and this is a SEQRA type II there's no further compliance required.

Seconded with all in favor saying "aye."

Mr. David Douglas stated your Variance is granted.

Ms. Sandi Rosenthal stated thank you.

Mr. David Douglas stated you should go to Ken to – and you're part of a new Zoning Board of Appeals record for the shortest meeting ever.

Ms. Sandi Rosenthal stated we're glad to get you out of here.

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### **ADJOURNMENT**

Mr. John Mattis stated I move that we adjourn the meeting since there's no further business.

Seconded with all in favor saying "aye."

Mr. David Douglas stated the meeting is over.

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**NEXT MEETING DATE:  
WEDNESDAY, JUNE 17, 2015**