



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

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**Town Supervisor**  
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David Fornelos  
12 Crestview Ave  
Cortlandt Manor, NY 10567

February 22, 2023 (Revised: May 18, 2023)

Re: Proposed Additions  
12 Crestview Ave  
Tax ID 34.9-1-37

Mr. Fornelos:

I am in receipt of your Building Permit Application received 2/10/2023 for Proposed Additions at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: Section 307-17 Table of Dimensional Regulations, Residential Districts. Request for a variance from the Code is required. 30' Front Yard setback is required. 27.2' is proposed requiring a variance for 2.8'. 10' Left Side Yard setback is required. 9.0' is proposed requiring a variance for 1.0'. Maximum Dwelling Coverage allowed 1,901 Square Feet. 2,090 Square Feet proposed requiring a variance for 189 Square Feet. Accessory Structures Square Feet allowed 725, 766 proposed requiring a variance for 41 Square Feet. Minimum Landscape Coverage required 5,947 Square Feet, 5,707 square feet proposed requiring a variance for 240 Square Feet.

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