



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 Becker
Debra A. Costello
Francis X. Farrell
Seth M. Freach

Jan. 27, 2016

Mrs. Mazzei
186 Cortlandt St.
Crugers, NY 10521

Dear Mrs. Mazzei,

Re: open building permit #21032

Now that the lot line adjustment with Mr. Vourliotis has been done, you will need to file for an Area Variance for your shed, which is too close to the property line. Please contact me regarding filing an application to the Zoning Board.

Sincerely,

Ken Hoch
Assistant to the Director
Department of Technical Services

Case No. 2018-17
Date: July 6, 2018

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Code Enforcement Division

Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567

914-734-1010 FAX 914-293-0991

<http://www.townofcortlandt.com> e-mail: code@townofcortlandt.com

\$200 Check 6/11
Hunk

ZONING BOARD OF APPEALS APPLICATION



Site Data:

Section 55.17 Block 1 Lot 43 Zone: R-20

Street Address: 186 Cortlandt Street

Project Description: Shed Variance

Circumstances of particular application:

Shed is too Close to property line

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

Chapter: 307 Section: 17

Chapter: _____ Section: _____

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: Esidora mazzei

Address: 186 Cortlandt St., Croton on Hudson, NY 10520

Phone: 914-739-9172 Mobile: _____

Owner:

Name: Esidora Mazzei

Address: 186 Cortlandt St, Croton on Hudson, NY 10520

Phone: 914-739-9172 Mobile: _____

~~Lessee:~~ Daughter

Name: Lina (mazzei) Anderson

Address: _____
Phone: _____ Mobile: 914-329-6866

Architect/ Engineer/ Surveyor:

Name: Ward Carpenter Engineers Inc

Address: 76 Mamaroneck Ave White Plains, NY

Phone: 914-949-6000 Mobile: _____

Attorney:

Name: _____

Address: _____

Phone: _____ Mobile: _____

Confirmation All Taxes Paid: Receiver of Taxes, Town of Cortlandt

Date: 7/6/18

Authorization:

MARY E. BREINING

State of New York, County of Westchester, Esidora Mazzei 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.

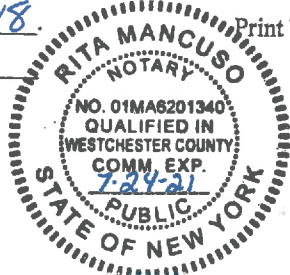
Sworn to before me

Owner or Authorized Representative Signature: Esidoro Mazzei

this 6 day of July, 2018.

Print Name: Esidora mazzei

Notary Public: Rita Mancuso



ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned:	Hunte	CASE NO.: 2018-17
Name of Applicant:	Lina Mazzei Anderson (daughter)	
Owner:	Esidora Mazzei	
Address of property:	186 Cortlandt St	
SBL:	Section 55.17 Block 1 Lot 43	
Prior ZBA Case No.:	NA	
Zone:	R-20	
Lot Size:	27,945 sq. ft. (or 0.642 Acres)	

Request: Existing wood shed is 1.0' from rear property line. 6.0' is required. Existing metal shed is 5.0' from side yard and 5.2 from rear yard.

Staff Comments:

There is an open building permit for an existing wood shed and in requesting to close the permit out it was found to be too close to rear property lot line. In addition there is an existing metal shed that is too close to the rear property lot line and the side lot line.

	<u>ALLOWED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
Rear Yard Variances			
Metal Shed	6.0'	5.2'	.08"
Wood Shed	6.0'	1.0'	5.0'
Side Yard (Metal)	6.0'	5.0'	1.0'

SEQR: TYPE II – No further compliance required



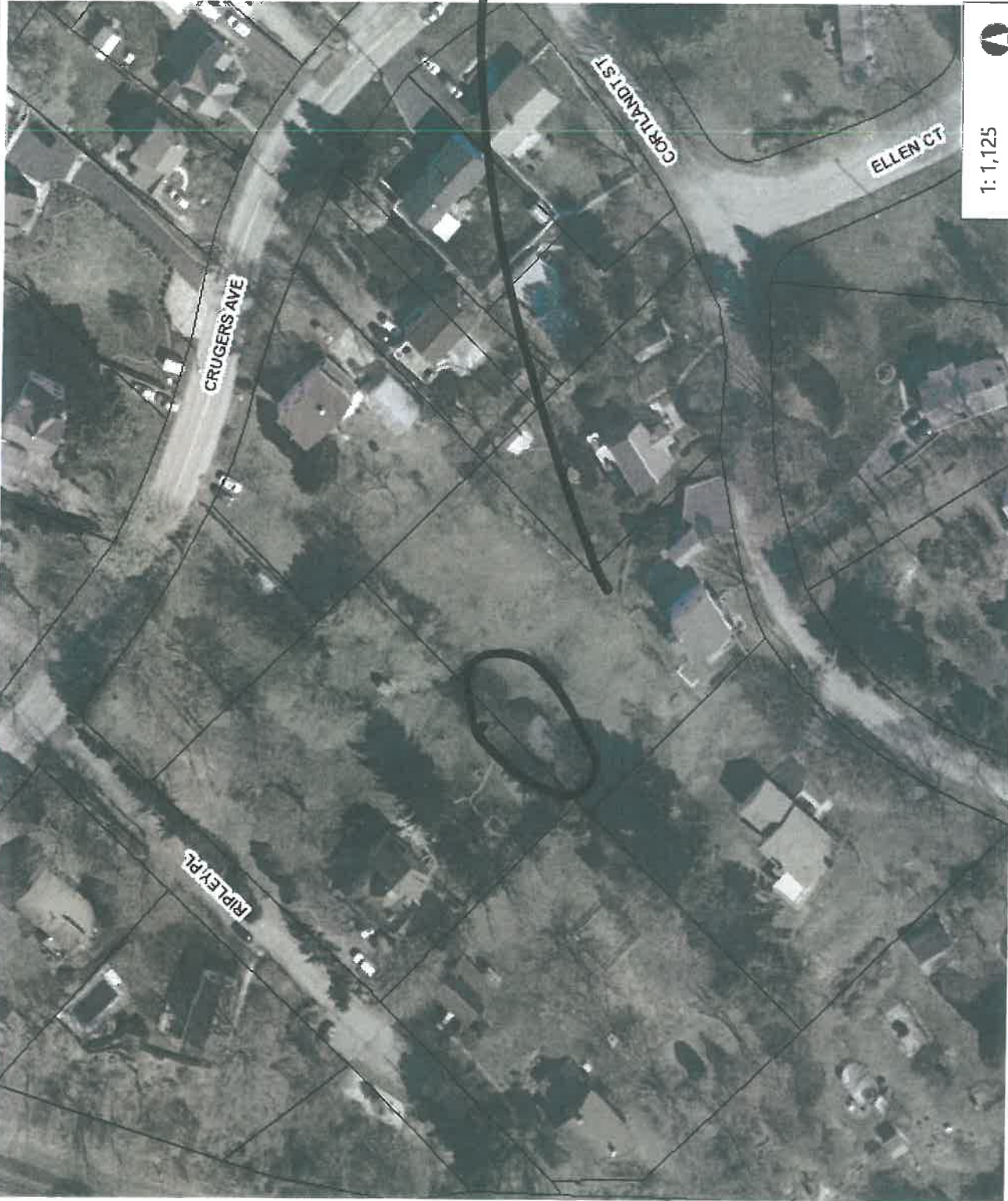
Town of Cortlandt

Legend

- Parcels
- Road Labels

SITE

Notes



1: 1,125

187.5 Feet

93.75

0

187.5

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

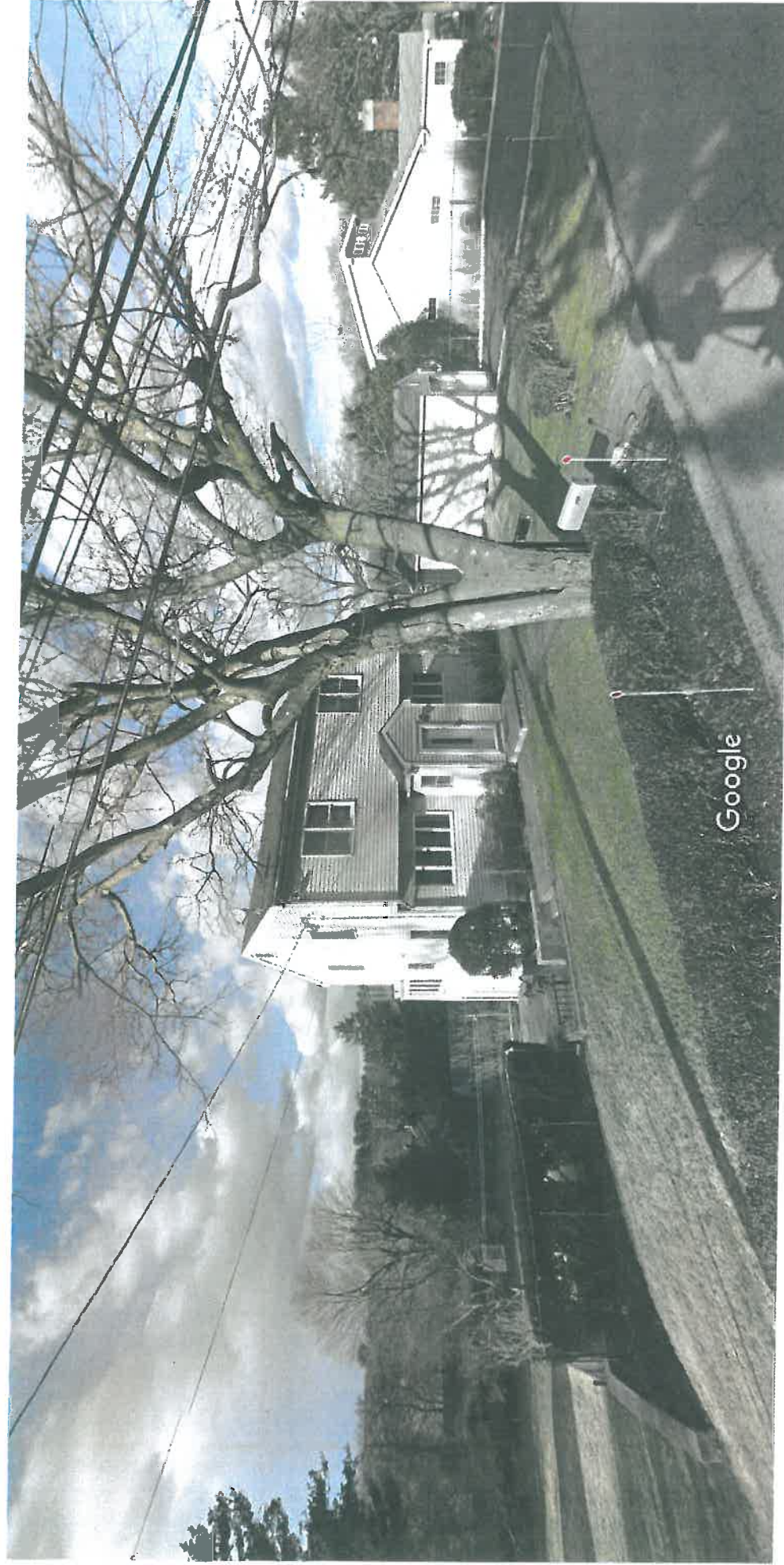


Image capture: Jan 2013 © 2018 Google

Croton-On-Hudson, New York



Street View - Jan 2013

