



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

Chandramouli Visweswariah and Patricia Buchanan
42 Colabaugh Pond Road
Croton-On-Hudson, NY 10520

July 10, 2018

Re: Proposed Garage
42 Colabaugh Pond Road
Tax ID 56.14-2-3



Chandramouli Visweswariah and Patricia Buchanan:

I am in receipt of your Building Permit Application received June 20, 2018 for Proposed 2 Car Garage at the above referenced premises.

I must deny this request under the following of the Town of Cortlandt Zoning Code: 307-17 Table of Dimensional Regulations Accessory Residential Structures; Detached Building Height. Request for a variance from the Code is required. 14.0' allowed from finished floor to highest point of roof, 20'-8" proposed requiring a variance for 6'-8". 10'-0" allowed from finished floor to underside of ceiling joists, 10'-8" proposed requiring a variance for 0'-8".

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 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. 2018-18
Date: 7/29/18

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



ck \$200 7/23
#152
Assigned: MATT CHIN

ZONING BOARD OF APPEALS APPLICATION

Site Data:

Section 56.14 Block 2 Lot 3 Zone: R-80

Street Address: 42 Colabaugh Pond Rd.

Project Description: Existing barn and shed replacement with new garage

Circumstances of particular application:

Dimensional Regulations Accessory Residential Structures - Detached Bldg
Height - Variance - 14'0" allowed finished floor Roof, 20'8" proposed 6'8" variance required,
10'2" allowed finished floor, underside ceiling joists - 10'8" - variance 8" required.
Application is hereby made for the following Variance, Interpretation and/or Special Permit under the Town Code:

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

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: Chandramouli Visweswariah +

Name: Patricia Buchanan

Address: 42 Colabaugh Pond Rd.

Phone: (202) 253-3944 Mobile: _____

Owner: Chandramouli Visweswariah

Name: Patricia Buchanan

Address: 42 Colabaugh Pond Rd.

Phone: (202) 253-3944 Mobile: _____

Lessee:

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

Architect/ Engineer/ Surveyor:

Name: Joseph P. Pajva Architect, P.C.

Address: 3134 Heritage Hills ^{Somers} NY 10589

Phone: (845) 590-8654 Mobile: _____

Attorney:

Name: _____
Address: _____
Phone: _____ Mobile: _____
MARY E. BREINING

Confirmation All Taxes Paid: Mskelle Lewis

Receiver of Taxes, Town of Cortlandt 2 2018
Date: _____

Authorization:

State of New York, County of Westchester, PATRICIA BUCHANAN CHANDRAMOULI VISWESWARIAH 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: Patricia Buchanan

this 14th day of July 20 18

Print Name: _____

Notary Public: _____

Chandramouli Visweswariah
Patricia Buchanan

RICHARD NAPPI JR
Notary Public - State of New York
NO. 01NA6341247
Qualified in Putnam County
My Commission Expires May 2, 2020

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 Visweswariah/ Buchanan Residence | | | |
| Name of Action or Project: Two car garage replacement | | | |
| Project Location (describe, and attach a location map): 42 Colabaugh Pond Road | | | |
| Brief Description of Proposed Action: Existing barn and shed were removed from and replaced with two car garage. An additional 35 square feet of impervious surface was added. | | | |
| Name of Applicant or Sponsor: Robert Keeler | | Telephone: 845-494-7555 | |
| | | E-Mail: Futuredesignsolutions@gmail.com | |
| Address: 3 Calvert Street, Apt 6E | | | |
| City/PO: Harrison | | State: New York | Zip Code: 10528 |
| 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. | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" 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: | | | NO <input type="checkbox"/> |
| | | | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 9.72 acres | |
| b. Total acreage to be physically disturbed? | | 0.08 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 9.72 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | |
|--|--|--|
| <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> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <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> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <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> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Robert J. Keeler</p> <p>Signature: </p> <p>Date: 7.16.18</p> | | |

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: **Chin** CASE NO.: 2018-18
Name of Applicant: **Patricia Buchanan**
Owner: **Chandramouli Visweswariah**
Address of property: **42 Colabaugh Pond Rd.**
SBL: **Section 56.14 Block 2 Lot 3**
Prior ZBA Case No.: **NA**
Zone: **R-80**
Lot Size: **424,137 sq. ft. (or 9.737 Acres)**

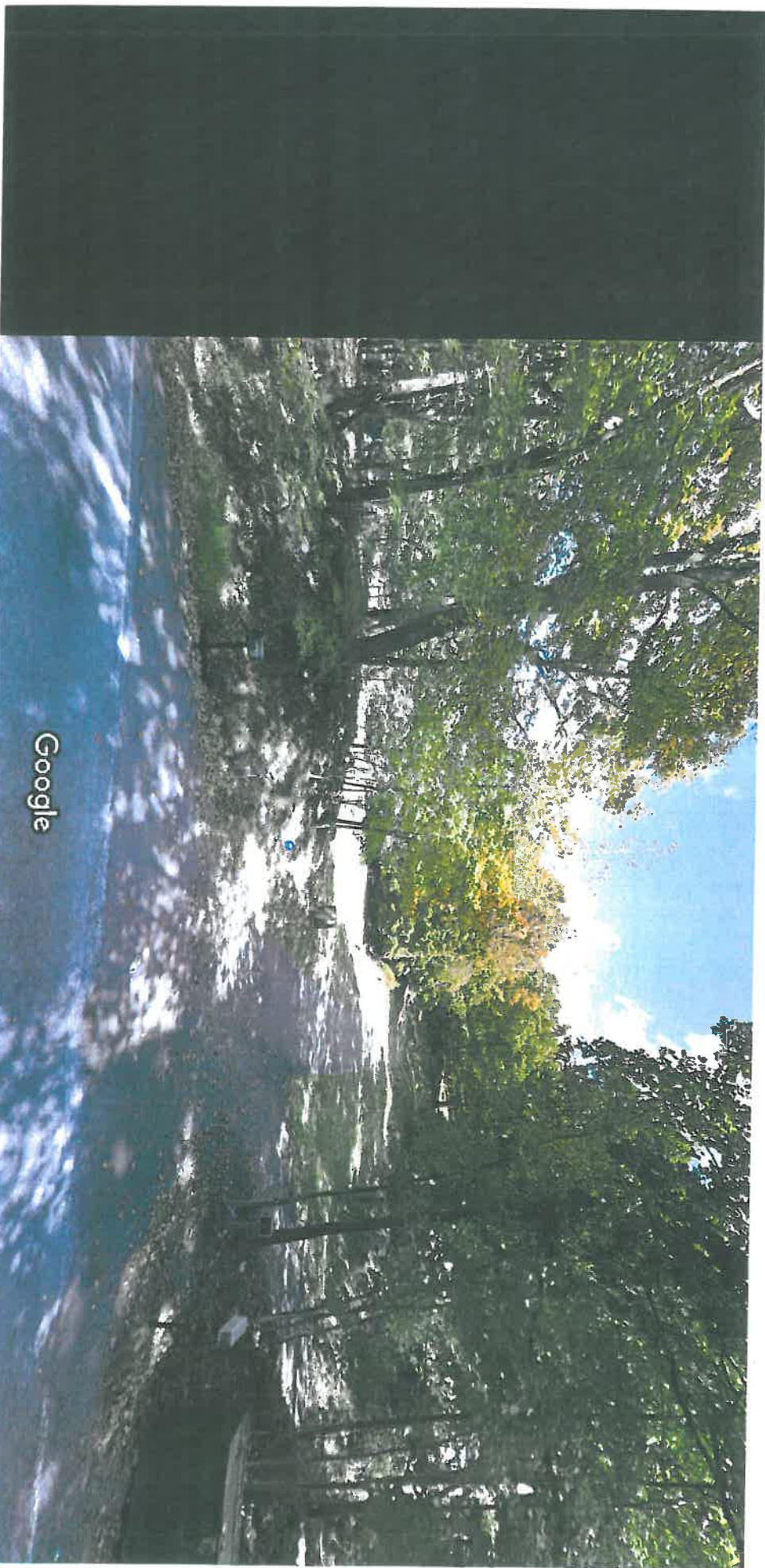
Request: Height variance for an Accessory Residential Structure – Existing detached building: 2-car garage.

Staff Comments:

Applicant has constructed, but not yet completed, a 2-car garage replacing an existing structure (barn/shed). Code Enforcement issued a stop work order. The application requires height variances under Chapter 307-17 Table of Dimensional Regulations, Accessory Structures-Detached Building.

| | <u>ALLOWED</u> | <u>PROPOSED</u> | <u>VARIANCE</u> |
|---|----------------|-----------------|-----------------|
| Maximum Height (finished floor to highest point roof) | 14' | 20'8" | 6' 8" |
| Maximum Height (floor to underside of ceiling joists) | 10' | 10'8" | 0' 8" |

SEQR: TYPE II – No further compliance required



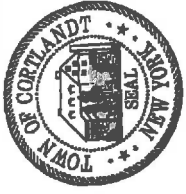
Google

Croton-On-Hudson, New York

Google, Inc.

Street View - Sep 2013

Image capture: Sep 2013 © 2018 Google



Town of Cortlandt

Legend

Parcels

Road Labels

SITE

Notes



1: 7,292

1,215.3 Feet

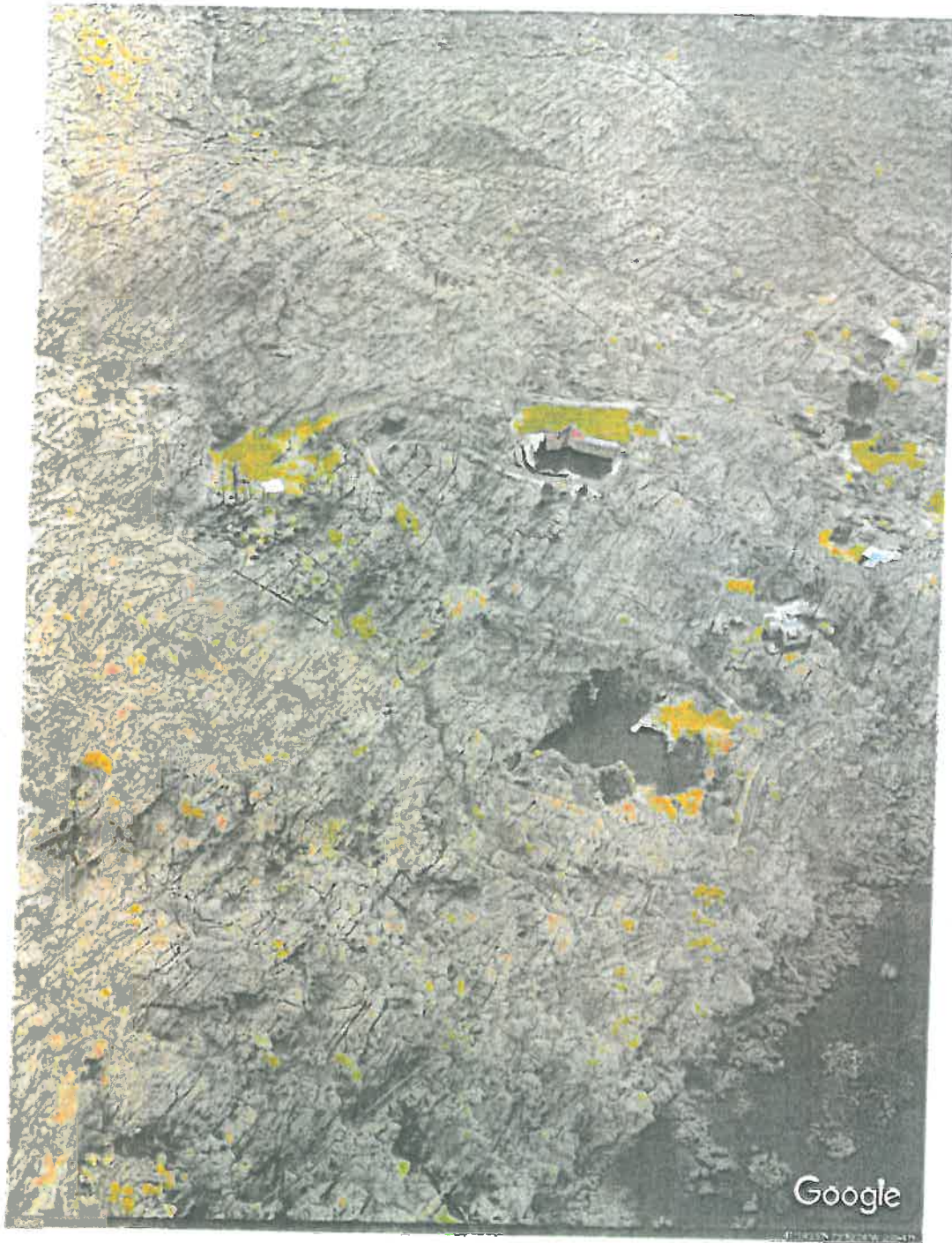
607.64

0

1,215.3

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



View of neighborhood: Colabaugh Pond lower right corner, east end of Colabaugh Pond Road lower right above pond, 42 CPR Driveway center lower right section of photo, 3/4 way up driveway/curve is where the barn/garage is located. Principal structure (house) at center.



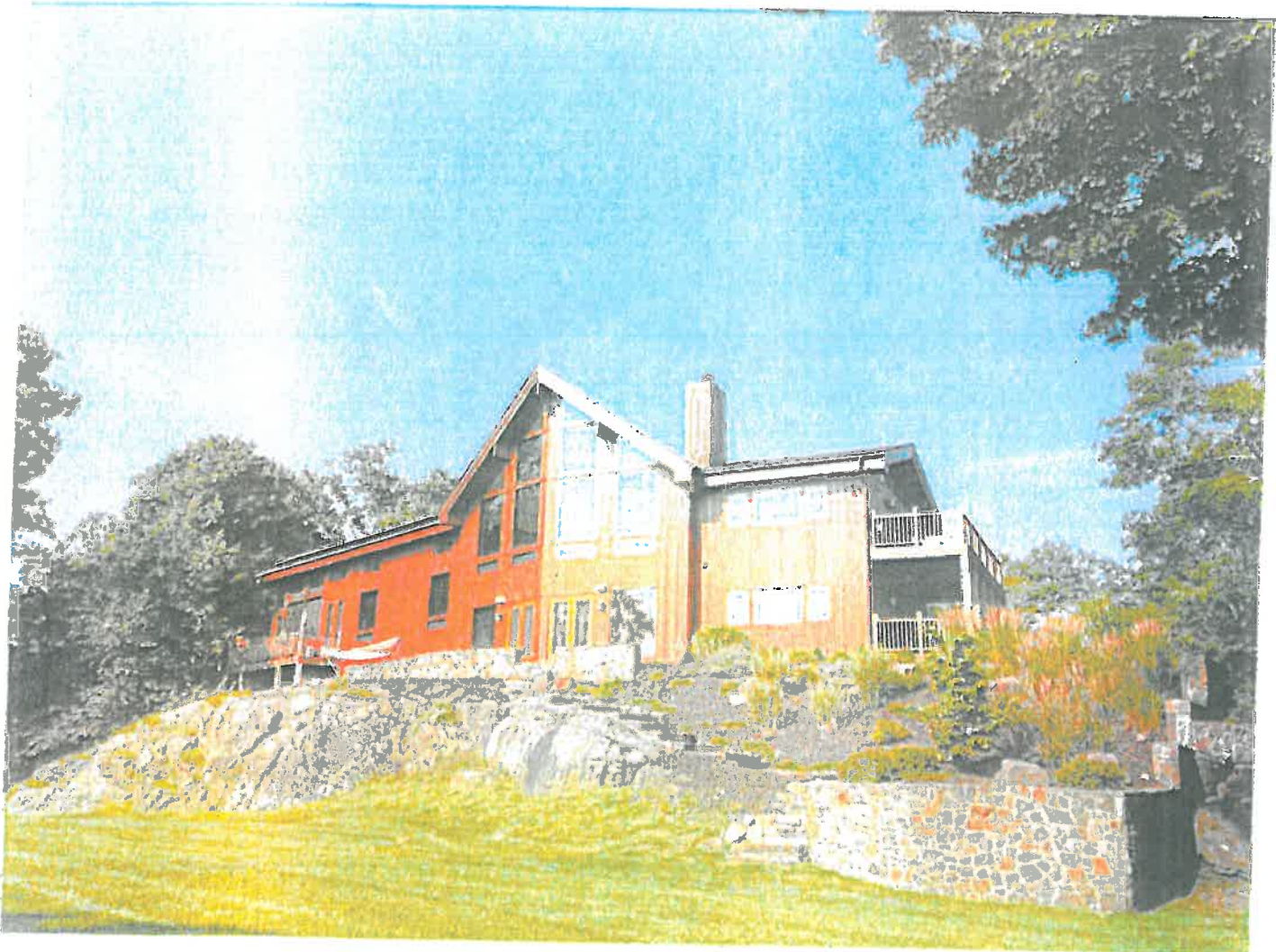
View of property, 42 Colabaugh Pond Road property.



Ariel view of barn/garage relative to house (principal structure).



View of house and surrounding area from the East. Barn is faintly visible in far lower right corner.

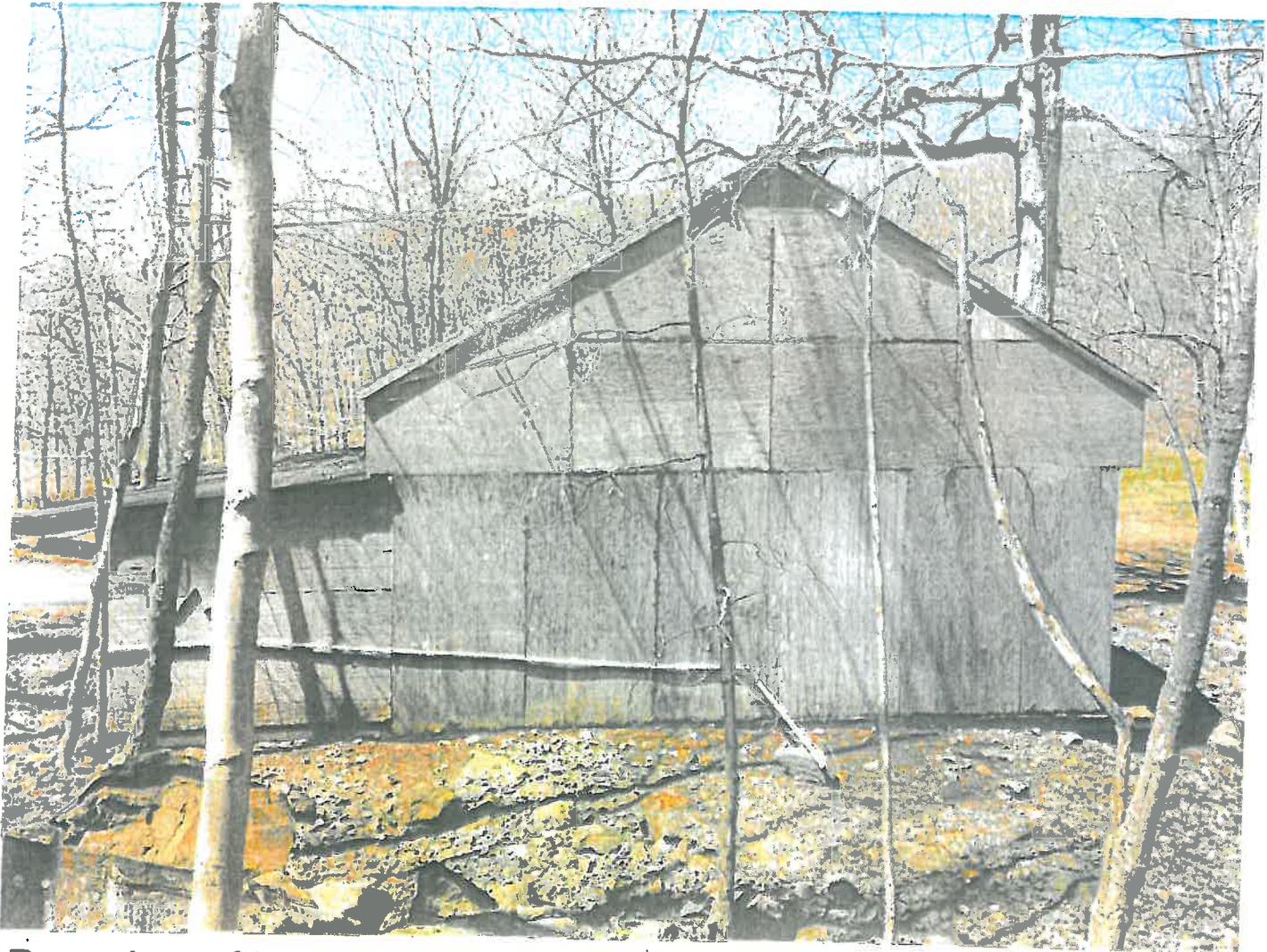


Primary structure.



Facade of barn described on previously approved site plan and on existing survey.

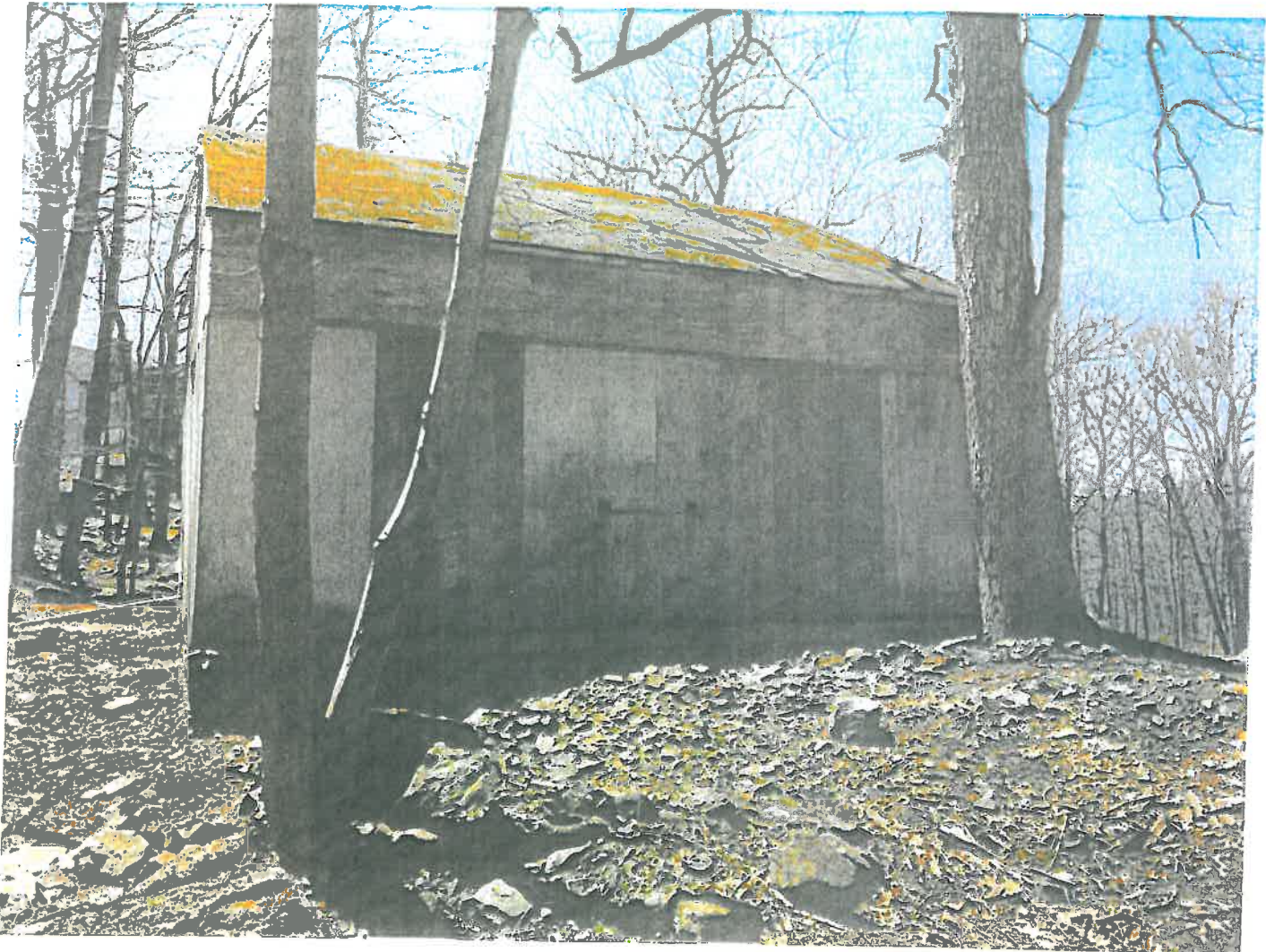
Foundation made of railroad ties; sides, roof and floor made of plywood.



Rear view of barn, rotting foundation.



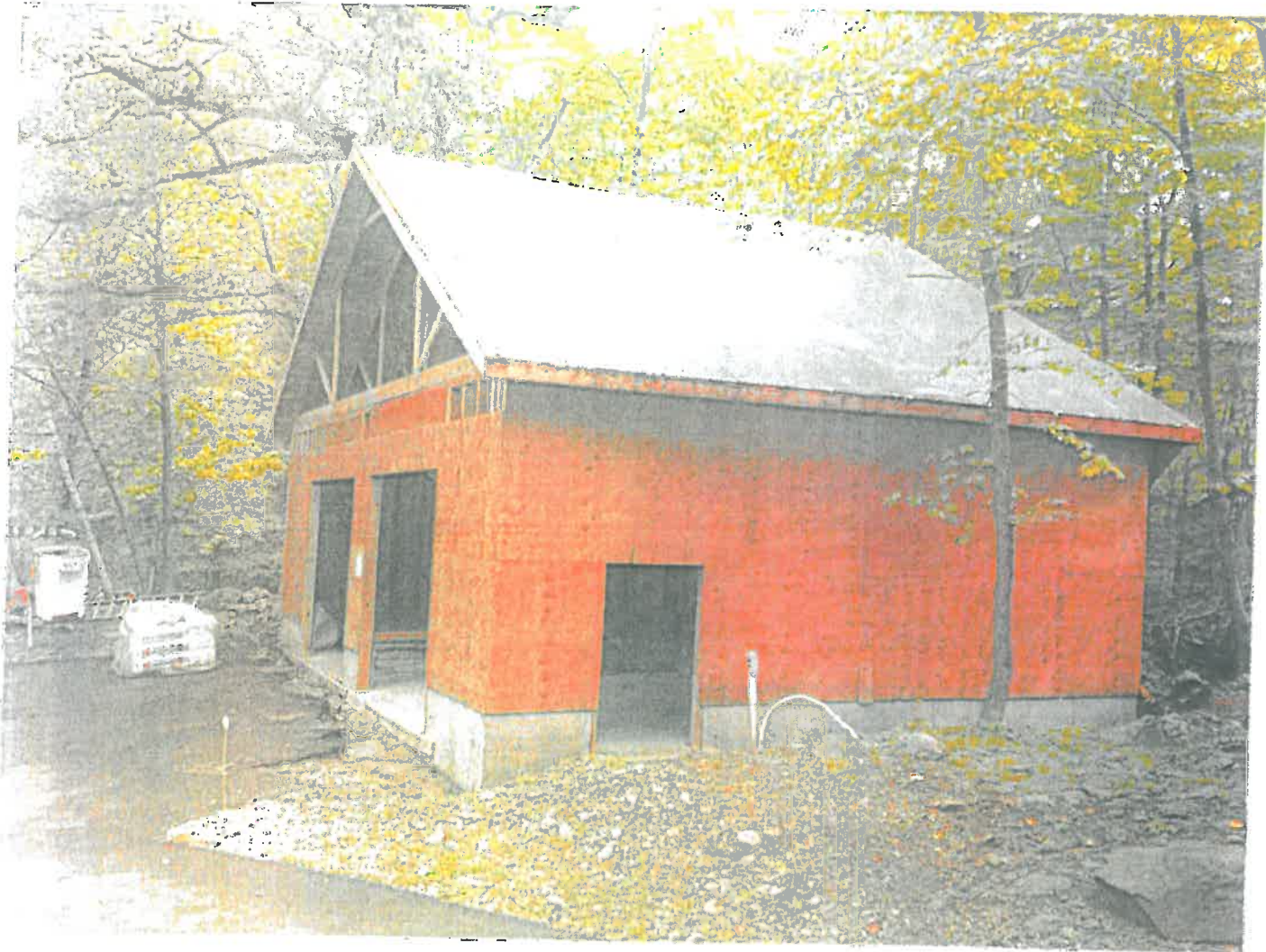
View of barn from south, extensive rot visible.



View of barn from north, house visible in upper left corner.



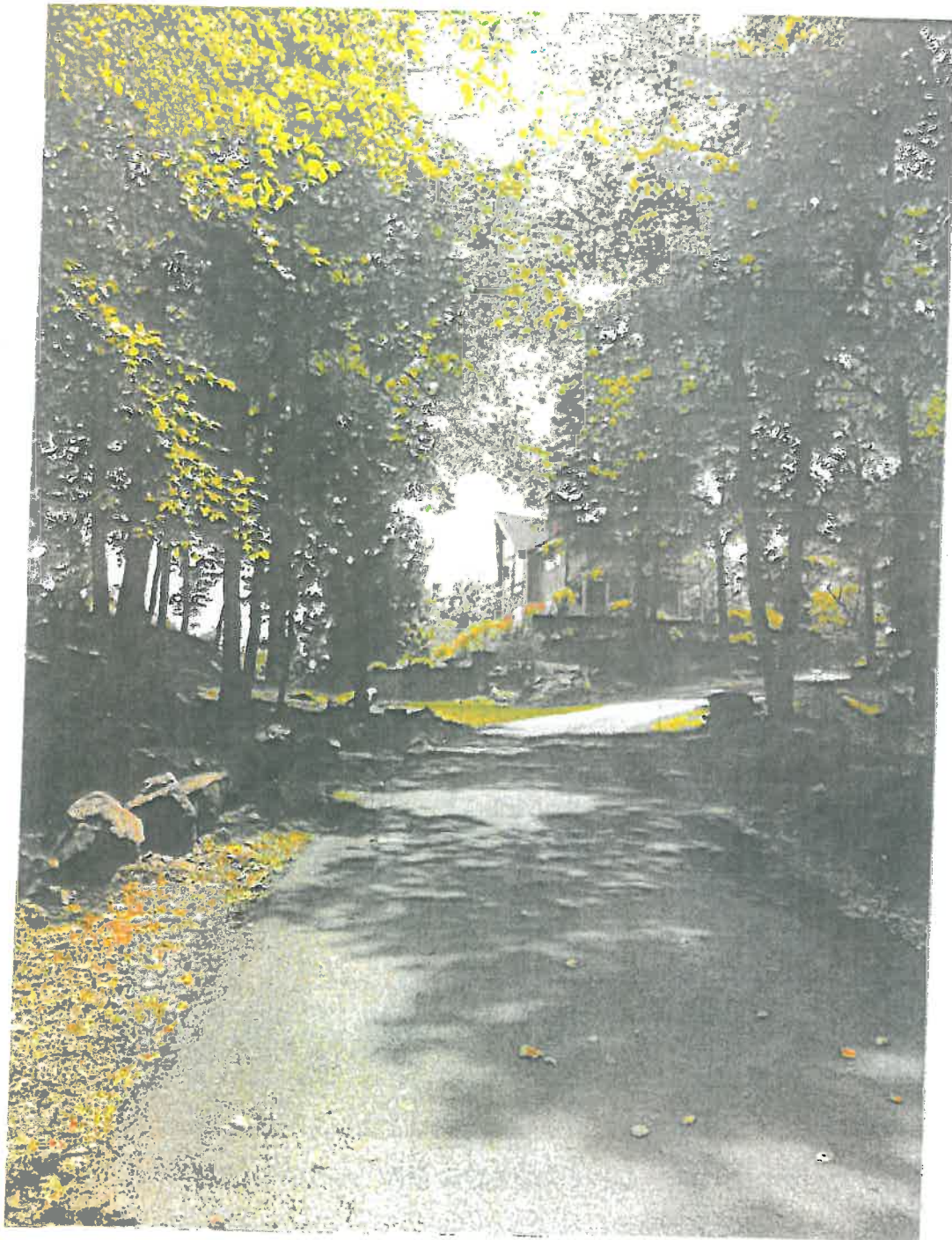
Facade of partially constructed garage (substantially similar footprint and dimensions to previously existing barn). Tall trees in surrounding area.



Partially constructed garage, 30'-40' trees surrounding area.



Partially constructed barn with house in upper background, note large trees surrounding the area.



View from front of garage up the driveway toward the house, illustrates elevation and that the area is surrounded by tall trees.



View of garage from house (garage barely visible due to trees).



Looking north from front of garage, tall trees surround area.



Looking west/down driveway. Area surrounded by tall trees.



View of old barn/partially constructed garage. Note substantially similar footprint.



View of old barn/partially constructed garage. Note, substantially similar height, with slight shift in roof design to cover complete structure.