

### **Right to Know/FOIL**

Information contained herein is compiled and made available for informational purposes only. While every effort has been made to provide correct and timely information neither the Town nor its employees or agents assume any legal liability or responsibility for the accuracy, scope or timeliness of its content. The Town reserves the right to alter or remove any material or information posted or contained on this website without notice. The DRAFT Resolutions and documentation herein are for the convenience of the Board and should not be construed as an indication as to how the Board will vote. The Resolutions are only proposed and do not become final until approved by a majority of the Board.

**ZONING BOARD OF APPEALS FACT SHEET**

ZBA Member Assigned: **Adrian Hunte**

**CASE NO.: 2018-22**

Name of Applicant: **Dr. Pickward J. Bash**  
Owner: **Same**  
Address of property: **336 Croton Ave, Cortlandt Manor NY**  
SBL: **Section 34.19 Block 1 Lot 3**  
Prior ZBA Case No.: **NA**  
Zone: **R-40**  
Lot Size: **270,507 sq. ft. (or 6.210 Acres)**

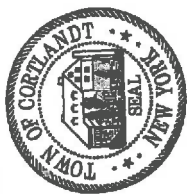
**Request: Area Variance for accessory structures exceeding 50% of the total principal building area for the principal dwelling. The request does not comply with the Cortlandt Zoning Code Chapter 307-17 Table of Dimensional Regulations**

**Staff Comments:**

The subject property is in the process of being sold. During the sale it was discovered that an accessory structure, a canopy over pool patio, was constructed in the 1990's without permits. The canopy, combined with the other existing accessory structures (garage and shed) exceed the permitted 50%. Principal Dwelling = 3,297 sq. ft. (3,297 X 50% = 1648.5) Total Accessory Structures = 1965 sq. ft. The existing percentage of coverage of accessory structures is 60%

	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
<b>Area Variance for Accessory Structures</b>	<b>Max 50%</b>	<b>60%</b>	<b>10%</b>
	<b>1648.5 sq. ft.</b>	<b>1,985 sq. ft.</b>	<b>336.5 sq. ft.</b>

**SEQR: TYPE II – No further compliance required**



Town of Cortlandt

Legend

- Parcels
- Road Labels

Notes



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."

375.0 0 187.50 375.0 Feet

Map produced by: user



Imagery ©2018 Google, Map data ©2018 Google 100 ft

Google Maps 336 Croton Ave



Image capture: Sep 2013 © 2018 Google

Cortlandt, New York

Google, Inc.

Street View - Sep 2013

1 School

