



**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

Heike A. Schneider  
515 Croton Heights Road  
Yorktown Heights, NY 10598

June 25, 2018

Re: Revie Residence  
41 Pine Road  
Tax ID 24.18-1-26

Ms. Schneider:

I am in receipt of your Building Permit Application received May 3, 2018 for 2 Story Addition at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: 307-17 Table of Dimensional Regulations, Front Yard Setback. The proposed addition and deck is not compliant. Request for a variance from the Code is required. 40.0' required, 21.66' proposed requiring a variance for 18.34'.

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  
Owner

2018-6-25 ZBA Denial 41 Pine Road.Docx



Case No. 2018-16  
Date: 7/11/18

**TOWN OF CORTLANDT**  
DEPARTMENT OF TECHNICAL SERVICES  
Planning Division  
Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567  
914-734-1080  
[www.townofcortlandt.com](http://www.townofcortlandt.com)  
[chrisk@townofcortlandt.com](mailto:chrisk@townofcortlandt.com)



check #130  
\$200  
HENY

**ZONING BOARD OF APPEALS APPLICATION**

**Site Data:**

Section 24.18 Block 1 Lot 26 Zone: R-20  
Street Address: 41 PINE ROAD, CORTLANDT NY 10517  
Project Description: 1 1/2 STORY ADDITION TO 1-STORY

**Circumstances of particular application:**

THIS PROPERTY HAS 3 FRONT YARDS. THE PROPOSED ADDITION & DECK DO NOT COMPLY WITH THE CORTLANDT ZONING CODE, FRONT YARD

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

Chapter: 307 Section: 17 Chapter: \_\_\_\_\_ Section: \_\_\_\_\_

Is adjacent property in the same ownership? Yes \_\_\_\_\_ No X

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 X If yes, attach a sheet describing the nature and extent of that interest.

**Applicant:**

Name: HEIKE A. SCHNEIDER  
Address: 515 CROTON HTS RD, YORKTOWN  
Phone: 914 962 2119 Mobile: (914) 299 9677

**Owner:**

Name: DAPHNE & WILLIAM REVIE  
Address: 41 PINE RD, CORTLANDT  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

**Lessee:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

**Architect/ Engineer/ Surveyor:**

Name: HEIKE A. SCHNEIDER, R.A.  
Address: 515 CROTON HTS RD, YORKTOWN  
Phone: 914 962 2119 Mobile: 914 299 9677

**Attorney:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Confirmation All Taxes Paid: \_\_\_\_\_ Date: \_\_\_\_\_

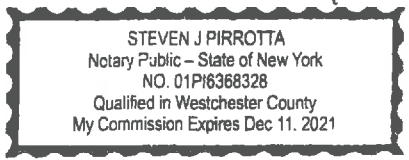
**Authorization:**

State of New York, County of Westchester, HEIKE A. SCHNEIDER 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 this 11 day of JULY, 2018.

Owner or Authorized Representative Signature: [Signature]  
Print Name: HEIKE A. SCHNEIDER

Notary Public: [Signature]



**ZONING BOARD OF APPEALS FACT SHEET**

ZBA Member Assigned: **Henry** CASE NO.: 2018-16  
Name of Applicant: **Heike A. Schneider**  
Owner: **Daphne & William Revie**  
Address of property: **41 Pine Rd Cortlandt Manor, NY**  
SBL: **Section 24.18 Block 1 Lot 26**  
Prior ZBA Case No.: **NA**  
Zone: **R-20**  
Lot Size: **39,428 sq. ft. (or 0.905 Acres)**

**Request:** This property has 3 front yards. The proposed addition & deck do not comply with the Cortlandt Zoning Code Chapter 307-17 Table of Dimensional Regulations – Front Yard setback.

**Staff Comments:**

The office of Code Administration and Enforcement denied a request for building permit on June 25, 2018 for a proposed 1-½ story addition. The proposed addition and deck is not compliant with Town Code. Applicant is requesting a front yard variance to *Lincoln Avenue 2* (see plan set)

	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
<b>Front Yard Variance</b>	<b>40'</b>	<b>21.66'</b>	<b>18.34'</b>

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

Map from WebGIS:



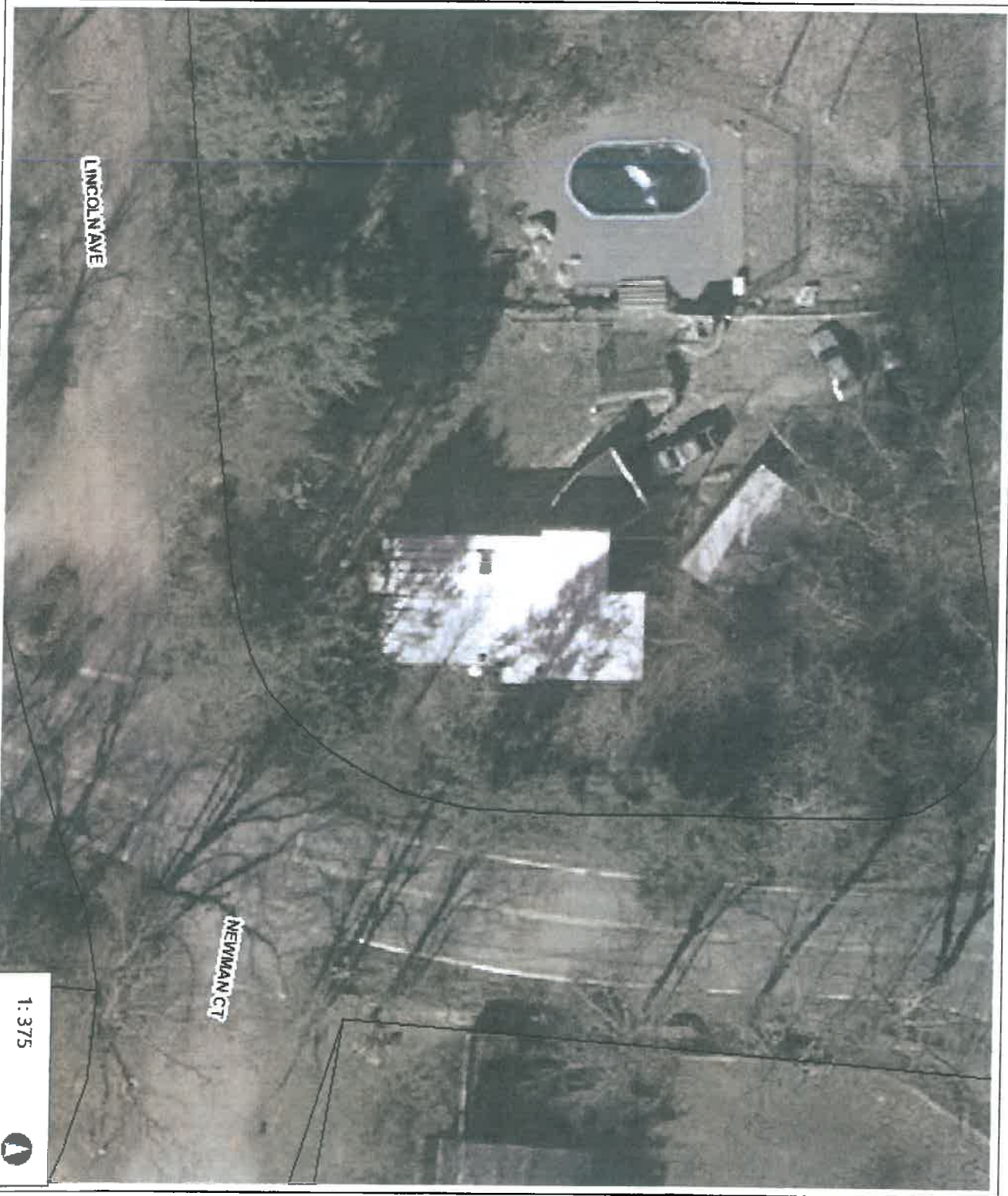
Google Street View:



Google Maps 41 Pine Rd



Imagery ©2018 Google, Map data ©2018 Google 20 ft



LINCOLN AVE

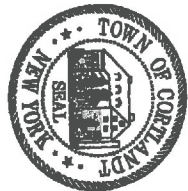
NEWMAN CT

1:375



Map produced by: user

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."



Town of Cortlandt

Legend

- Parcels
- Road Labels

Notes

Google Maps 41 Pine Rd



Cortlandt, New York



Google, Inc.

Street View - Aug 2012

Image capture: Aug 2012 © 2018 Google





