

# ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Walsh

CASE NO.: 2019-13

Name of Applicant: **Elizabeth Holloway of Station Glo of New England, Inc.**  
Owner: **Ibrahaim Jamil**  
Address of property: **2225 Crompond Rd. (Route 202)**  
SBL: **Section 34.06 Block 3 Lot 1**  
Prior ZBA Case No.: **2014-28**  
Zone: **CC**  
Lot Size: **15,998 sq. ft.**

**Requests:** Sign Ordinance Chapter 245 Attachment 1 – Signs permitted in Commercial and Industrial Districts for sites with single tenants. Permitted 56 sq. ft.\*, proposed 78.48 sq. ft.

**Staff Comments:**

The office of Code Administration and Enforcement received an application for a sign permit on 12/11/2018 for “Blade Pump” signage at the existing Mobil Gas Station at 2225 Crompond Rd.. The Office of Code Administration and Enforcement denied the request on 10/3/19.

The total existing signage is 69.52 sq. ft., that includes a previously issued variance for the freestanding sign, and includes the canopy, wall and freestanding signage. The applicant is proposing 2 new blade signs totaling approx. 8.96 sq. ft..

<u>PERMITTED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>PERCENT</u>
56 sq. ft.*	69.52 sq.ft.	78.48 sq. ft.	8.96 sq.ft. (from existing)	12.88 %
			22.48 sq. ft. (from permitted)	40.1%

\* *With previously granted variance*

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

Case No. 2019-13  
Date: 10/22/19

\$200  
#7882  
Walsh

**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)  
[chris@townofcortlandt.com](mailto:chris@townofcortlandt.com)



**ZONING BOARD OF APPEALS APPLICATION**

**Site Data:**

Section 34.6 Block 3 Lot 1 Zone: \_\_\_\_\_

Street Address: 2225 Crompond Rd

Project Description: Mobil Station

Circumstances of particular application:

Installation of (2) two blade pump apertures  
Installation of life bar to top lip of existing canopy fascia

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

Chapter: 245 Section: 1 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: LUZZIE HOLLOWAY

Address: 4 NOE PLACE BEACON FALLS CT 060403

Phone: \_\_\_\_\_ Mobile: 203 910 2175

**Owner:**

Name: Ibrahim Jamal

Address: 2225 Crompond Rd Cortlandt Manor

Phone: 914 930 1937 Mobile: 914 573 1346

**Lessee:**

Name: Ibrahim Jamal

Address: 2225 Crompond Rd Cortlandt Manor NY 10509

Phone: 914 930 1937 Mobile: 914 573 1346

**Architect/ Engineer/ Surveyor:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

**Attorney:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

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

**Authorization:**

State of New York, County of Westchester, ELIZABETH HOLLOWAY 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 16 day of October, 2019.

Notary Public: Penelope A. Honyolski

Owner or Authorized Representative Signature: [Signature]  
Print Name: ELIZABETH HOLLOWAY



4 Noe Place Rd Beacon Falls, CT 06403  
Phone: 203-723-4662 Fax: 203-729-0055

November 11, 2019

RE – 2225 Crompond Rd Cortlandt Manor NY

Chris Kehoe,

Per our discussion at the pre meeting on 10/21, we would like to modify our application request to go with 2 blade signs due to the Zoning district and the amount of variances the ZBA can grant. So we will be removing the proposed Wave and proceeding with an application for the 2 blade signs totaling an increase of property signage to 8.96 sq ft (4.48 sq ft).

Let me know if you need anything further.

Thank you

Lizzie Holloway  
Cell 203-910-2175





**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

Lizzie Holloway  
Station-Glo of New England  
4 Noe Place Rd.  
Beacon Falls, CT 06403

Oct. 3, 2019

Re: Mobil Station  
2225 Crompond Rd.  
Tax ID 34.6-3-1

Dear Lizzie:

I am in receipt of your Building Permit Application received Dec. 11, 2018, latest revision Sept. 24, 2019 for Proposed Blade Pump and Wave Aperture Signage at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: 245 Attachment 1. Signs Permitted in Commercial and Industrial Districts for Sites with Single Tenants. Request for a variance from the Code is required.

The Zoning Board granted two previous sign variances as follows:

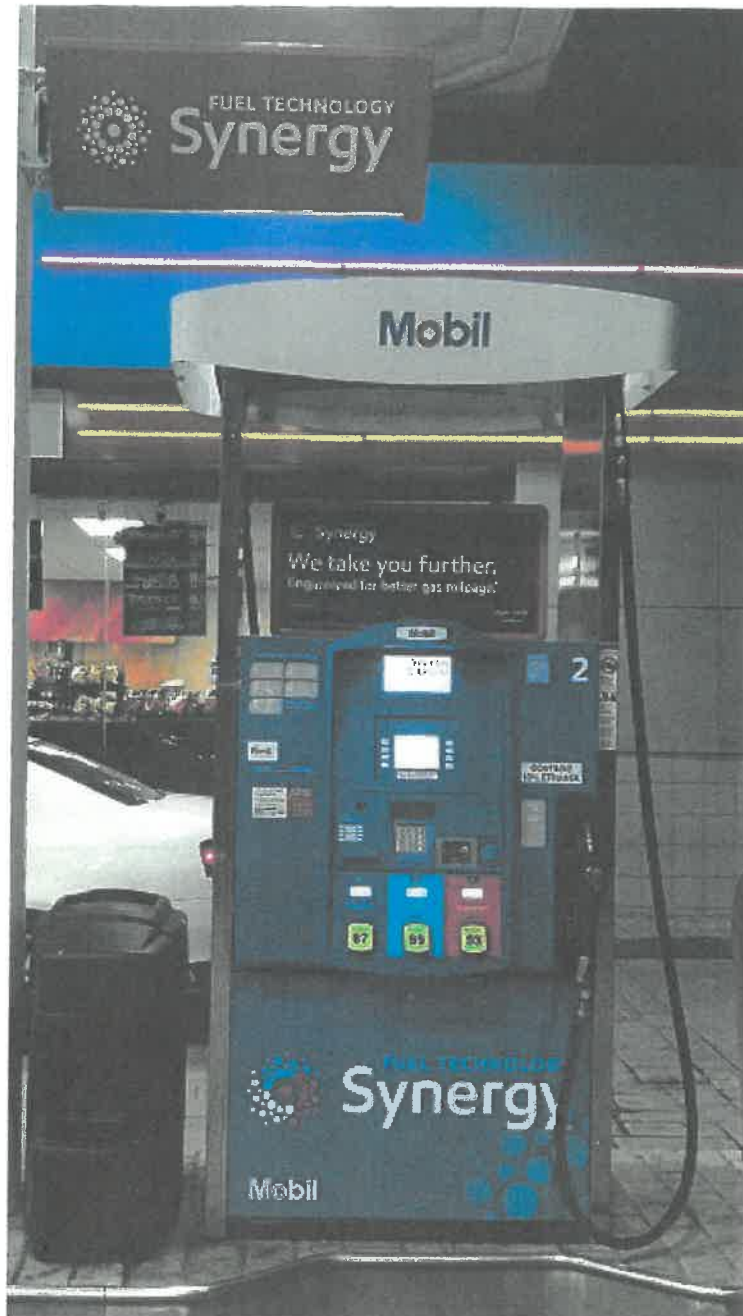
The total existing signage (canopy, wall, freestanding) is 69.52 square feet. The proposed new signage totals 16.84 square feet, making the site total 86.36 square feet.

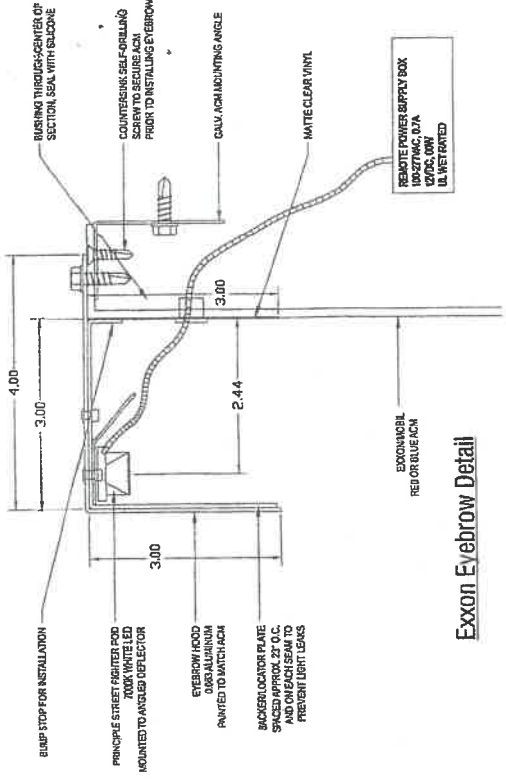
Zoning Board of Appeals application form shall be completed and returned to the Division of Planning with ten (10) copies of the proposed plans and \$200.00 Zoning Board of Appeals application fee. If the application is deemed complete the project will then be placed on the agenda for the next available 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,

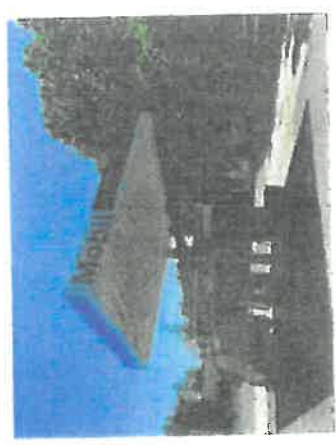
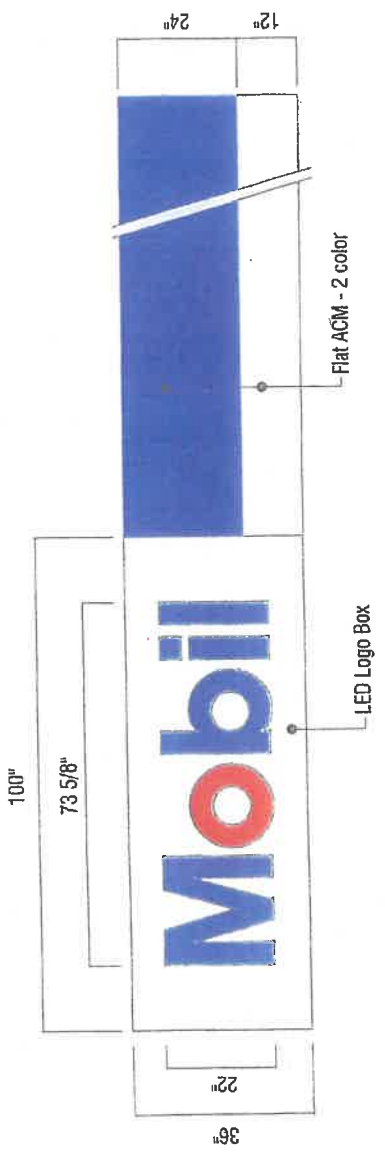
Ken Hoch  
Assistant to the Director  
Department of Technical Services

## Sample of a Blade installed at another location





Exxon Eyebrow Detail

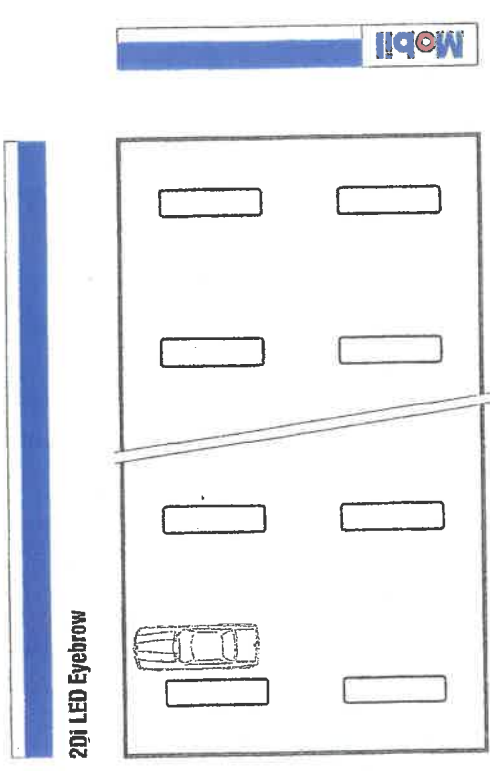


EXISTING



PROPOSED

BUILDING



2Di LED Eyebrow

2Di LED Eyebrow

2Di LED Eyebrow

Mobil Canopy Fascia - 25' X 25' X 36\"/>

PROPOSED

**Blade**

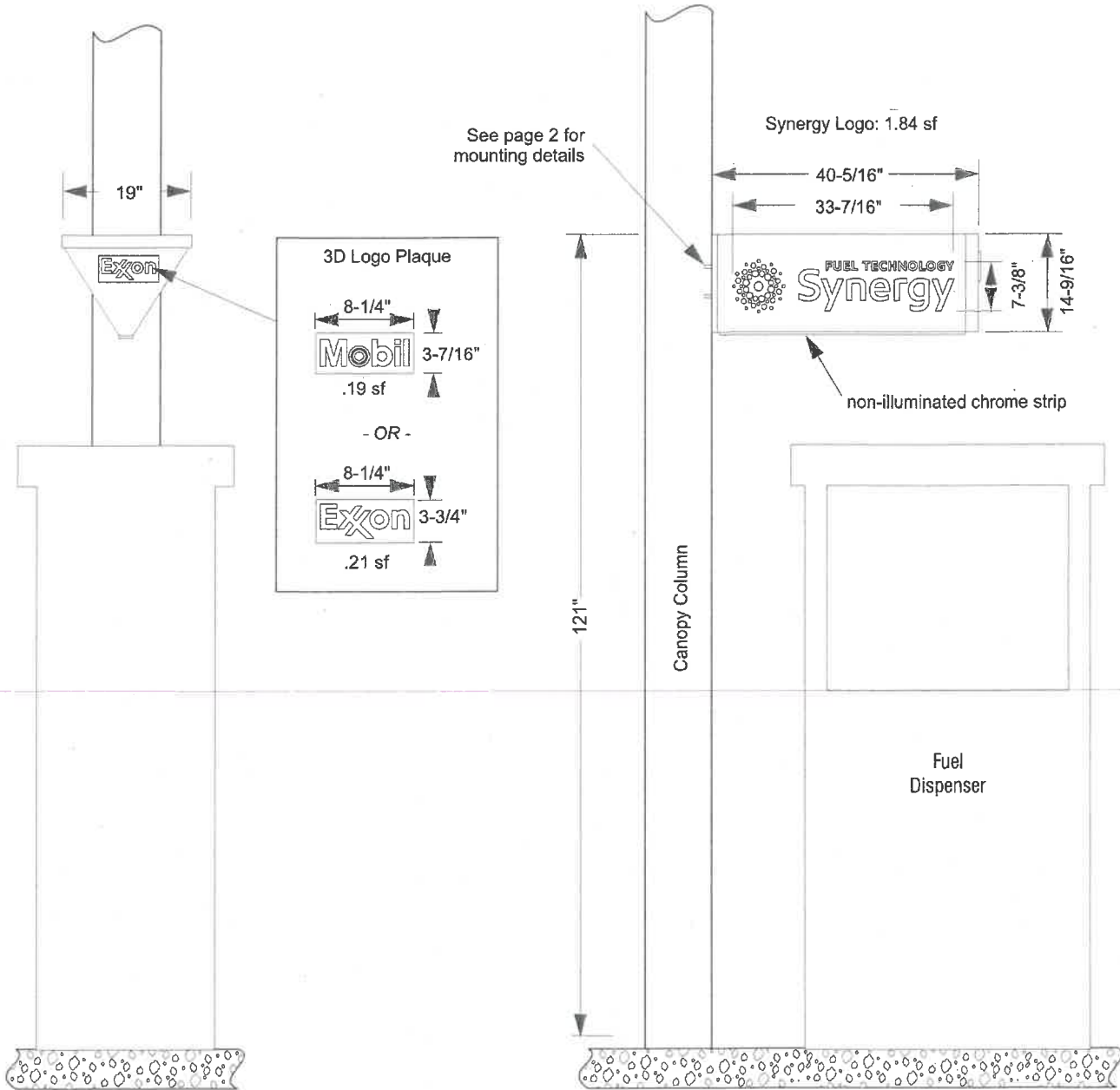
Structural Spec:

- Aluminum truss core
- Acrylonitrile butadiene styrene (ABS) outer skin
- 32 lbs total weight
- Structure rated at 180 mph wind load

This site will receive 2 of these Blade structures

Blade Structure is 4 square feet

Logos on the blade structure total 3.87 square feet



**Back View**  
Scale: 1/2"=1'

**Side View**  
Scale: 1/2"=1'

Google Maps 2226 NY-35

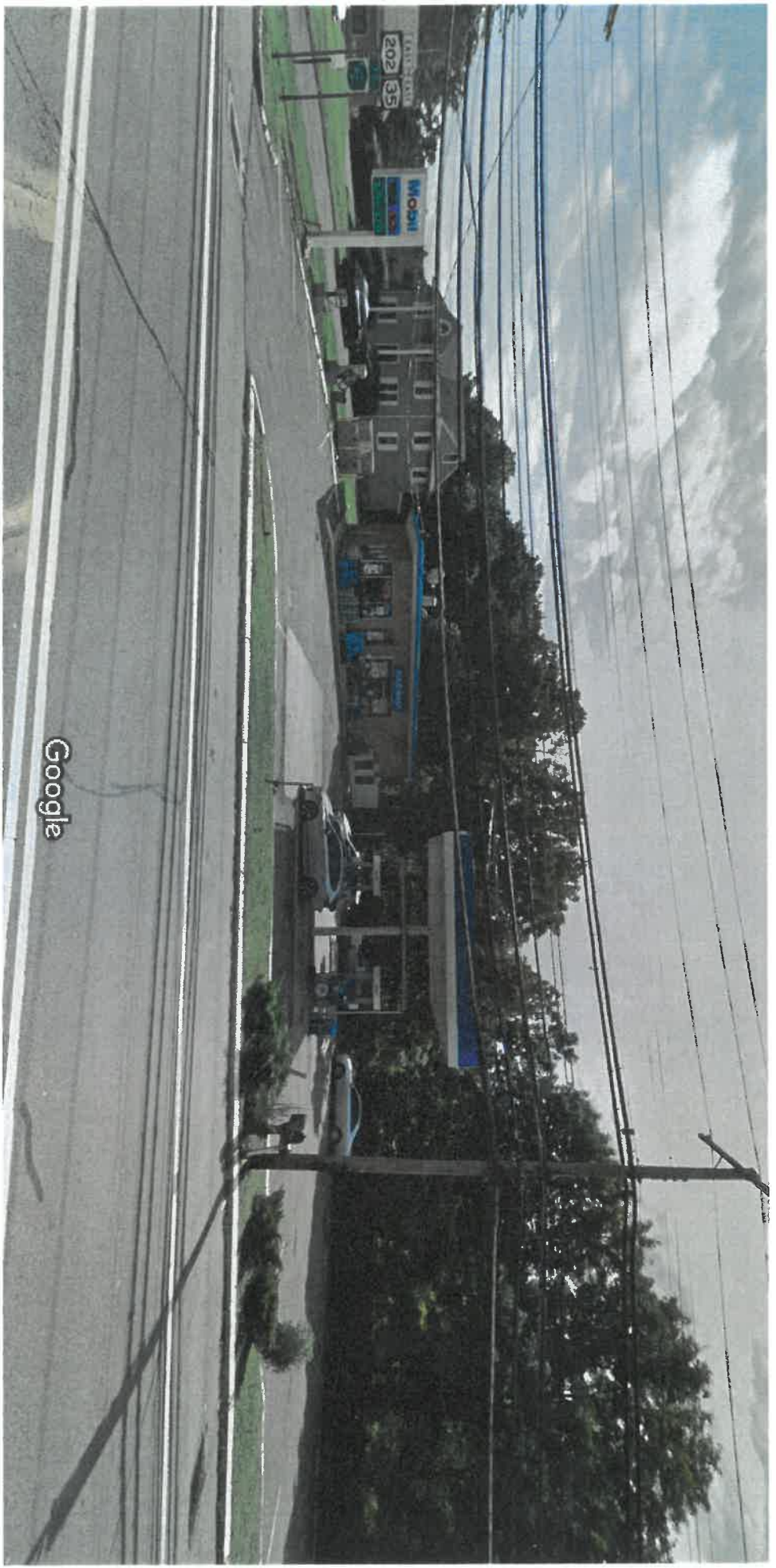


Image capture: Aug 2018 © 2019 Google

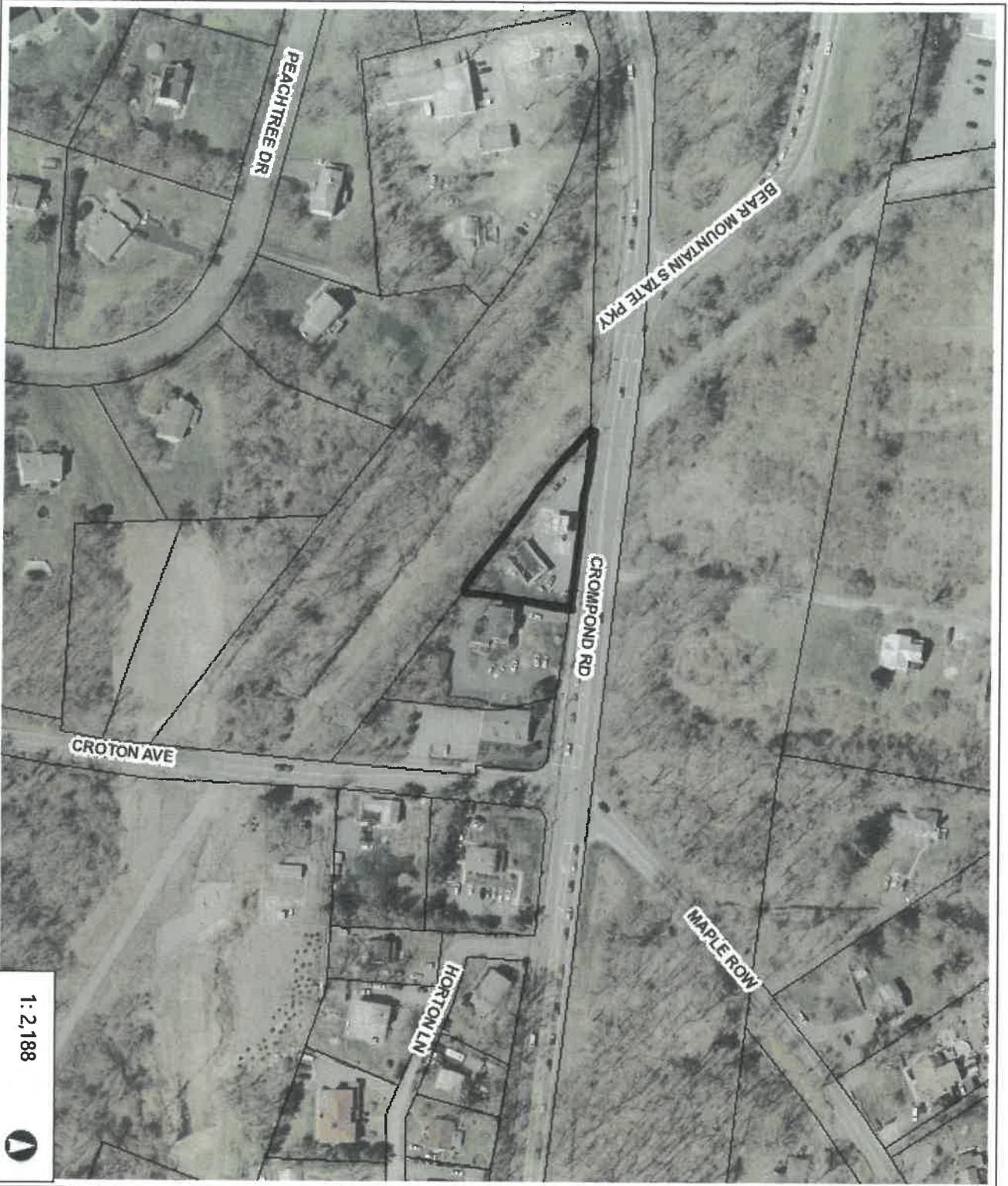
Cortlandt, New York



Street View - Aug 2018

Parra Rd





Map produced by: user

1: 2,188

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

TOWN OF CORTLANDT  
DEPARTMENT OF TECHNICAL SERVICES  
Code Enforcement Division  
Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567  
914-734-1011 FAX 914-293-0991  
<http://www.townofcortlandt.com> e-mail: [code@townofcortlandt.com](mailto:code@townofcortlandt.com)

PROXY STATEMENT

Ibrahim Jamal is the owner of the property located at  
2225 Crampound RD and has authorized \_\_\_\_\_  
to make the attached application for S&J Snack Shop INC and to represent  
them at all Board meetings.

  
\_\_\_\_\_

Signature of Owner

STEVEN F. NESHEWAT  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02NE6137219  
Qualified in Dutchess County  
My Commission Expires 11/22

NOTARY:

Sworn to before me

this 9 day of Aug

Notary Public:   
\_\_\_\_\_

DATED 12/2016

5

# 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			
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">MOBIL</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">2225 CROMPOD RD CORTLANDT MANOR NY</p>			
Brief Description of Proposed Action: <p style="font-size: 1.2em;">- INSTALLATION OF (2) TWO NON ILLUMINATED BLADE PUMP APERTURES - INSTALLATION OF ILLUMINATED LITE BAR TO TOP LIP OF EXISTING CANOPY FASCIA</p>			
Name of Applicant or Sponsor: <p style="font-size: 1.2em;">LIZZIE HOLLOWAY</p>		Telephone: 203 910 2175 E-Mail: lizzie@staglo.com	
Address: <p style="font-size: 1.2em;">4 NOE PLACE</p>			
City/PO: <p style="font-size: 1.2em;">BEACON FALLS</p>		State: <p style="font-size: 1.2em;">CT</p>	Zip Code: <p style="font-size: 1.2em;">06403</p>
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name:	ELIZABETH HOLLOWAY Date: 10/11/19	
Signature:	AGENT	

Z O N I N G   B O A R D   O F   A P P E A L S

Town of Cortlandt  
Westchester County, New York

D E C I S I O N   &   O R D E R

Name of Petitioner: CPD NY Energy Corp.  
Address: 2225 Crompond Rd, Cortlandt Manor, NY

Case No. 2014-28

Location of Property: Same

Tax Map Designation: Section 34.6 Block: 3 Lot: 1

Present Zoning: CC

Nature of Petition:

Use Variance             Area Variance             280A Exception

Special Permit             Interpretation

Describe Specific Request: Area Variance for the size and height  
of a Freestanding Sign.

Board Members

Present: David Douglas  
Wai Man Chin  
Charles Heady, Jr.  
Adrian C. Hunte  
John Mattis  
Ray Reber  
James Seirmarco

Absent:

The above-referred to Petition, having been duly advertised in The Croton Cortlandt Gazette, the official newspaper of the Town of Cortlandt in the issue published on 11/12/14, Town Board Resolution No. 153-88 having been complied with and the matter having duly come to be heard before a duly convened meeting of the Board on the following date 11/19/14 at the Town Hall, 1 Heady Street, Cortlandt Manor, New York, and all of the facts, matters and evidence produced by the Petitioner, by the administrative official and by interested parties having been duly heard, received and considered, and a site inspection of the premises having been made, and due deliberation having been had, the following Decision and Order is hereby made:

The Zoning Board of Appeals has taken into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board makes the following findings:


1. No undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the area variance;
2. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
3. The requested area variance is not substantial;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. The alleged difficulty is not self-created.


The Applicant is hereby **GRANTED** Area Variances for the size of the freestanding sign from an allowed 16 square feet up to 32 square feet, and for the height of the freestanding sign from an allowed 10 feet up to 14 feet.

This is a Type II Action under SEQOR with no further compliance required.

NOW THEREFORE, Petition is granted and it is further ordered that in all other respects Petitioner comply with all of the rules, regulations and ordinances of the Town of Cortlandt and all other agencies having jurisdiction.

Adopted: Nov. 19, 2014  
Cortlandt Manor, New York  
Date filed: Nov. 25, 2014

  
\_\_\_\_\_  
Ken Hoch  
Clerk, Zoning Board

  
\_\_\_\_\_  
David Douglas  
Chairman, Zoning Board