



July 31st, 2023

Town of Cortlandt
Zoning Board of Appeals
1 Heady Street
Cortlandt Manor, NY 10567

Attn: Mr. Chris Kehoe

Re: Michael Kane

26 Sassi Drive
Croton-On-Hudson, NY 10520

Greetings Mr. Kehoe:

The following is a narrative of the proposed scope of work at the above mentioned address. The applicant is requesting an area variance of +/- 6'-0" located in an R-40 zone, for the approval of a new "Three Seasons room" over an existing deck. The existing deck is currently over the required 30'-0" setback on the East side of the dwelling, and is triggering the need for a variance to allow the construction of said addition. The proposed location is ideal for my client as it places the "three season room" adjacent to the indoor kitchen and making it most accessible. Also, the East side of the property which is facing an existing Con-Ed easement, and is therefore not effecting any adjacent neighbors or dwellings.

Our office requests, based on the above information, that the Town of Cortlandt, Zoning Board of Appeals, consider accepting this document along with the supporting drawings, as appropriate and sufficient for purposes of approving the requested "Area Variance". Please contact me should you have any questions or should any further information be required.

Sincerely:

MANDRA WORKSHOP, PLLC

A handwritten signature in blue ink, appearing to read "Marco S. Mandra".

Marco S. Mandra. Principal