



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080

Michael Fleming
Chairman

Chris Beloff
Frank Franco
Michelle Piccolo-Hill
Benito Martinez
Thomas Walsh

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

Zoning Board of Appeals Work Session & Meeting

Thursday June 18, 2026

To join the meeting remotely, use this Zoom link:

<https://us02web.zoom.us/j/83384444797?pwd=FlywTB0sXoJGbUryf1JamzKTybOTjk.1>

WORK SESSION 6:30 pm

Discuss items on tonight's Zoning Board of Appeals Meeting Agenda

MEETING AGENDA7:00* pm

1. Pledge of Allegiance
2. Roll Call
3. Adoption of the minutes from previous month
4. New Public Hearing(s)

A. ZBA 2026-4 – 299 Broadway

Application of Marco Mandra, RA for the property of Paul Barilla, for an area variance for accessory structure coverage related to the proposed construction of a detached garage located at 299 Broadway, Verplanck.

B. ZBA 2026-5 – 341 Alpine Drive

Application of Reinaldo Garcia for the property of Daniel and Stacy Murphy, for an area variance for maximum floor area related to a proposed addition and basement refinishing located at 341 Alpine Drive.

Next Regular Meeting: Thursday July 16th, 2026

**Regular meeting to begin at conclusion of the work session*

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Franco

ZBA Case #: 2026-4

Name of Applicant: Marco Mandra, R.A. on behalf of Paul Barilla
Owner: Paul Barilla
Address of property: 299 Broadway
Section, Block, Lot: 43.18-1-24
Prior ZBA Case No.: N/A
Zone: R-15
Lot Size: 39,440 SF | 0.91-acre

Variance(s) Requested: Area variance per §307-17 Attachment 3, Table of Dimensional Regulations, as follows:

Accessory Structure Coverage:
Maximum Allowed = 869 SF
Proposed = 2,410 SF
Relief sought = 1,541 SF (177%)

Staff Comments: The Code Enforcement office received a building permit application on May 16, 2026 for the construction of a 1,680 SF detached garage (40' x 42') to be located behind the single-family residence at 299 Broadway. Per the zoning code, the total footprint of all accessory buildings cannot exceed 50% of the floor area of the principal building. The proposed garage is only 58 SF smaller than the principal building. The principal building has a floor area of 1,738 SF, permitting up to 869 SF of accessory coverage. The applicant is proposing to remove two sheds totaling 186 SF, with two other accessory structures totaling 730 SF to remain. Those two remaining accessory structures plus the proposed garage total 2,410 SF of accessory coverage. The proposed request represents almost triple (277%) the allowed amount of accessory coverage.

SEQR: TYPE II – No further compliance required.



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director D.O.T.S.

John Schembari
Dir. Code Enforcement

Arthur D'Angelo, Jr., P.E.
Deputy Dir. D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker, M.D.

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

May 16, 2026
Marco Mandra Architecture
299 Broadway Verplanck NY 10596
Re:
A-26-305 – The Applicant is proposing to construct a Accessory Garage.

Tax ID 43.18-1-24

Dear Marco Mandra,

The Town of Cortlandt Department of Technical Services has reviewed the above referenced applications for conformance to the Town's Zoning Code and the review of the submitted Site development plan on May 16, 2026

At this time, the application has been denied under Town Code Ch. 307 – 17 Zoning, Attachment 3, Table of Dimensional Regulations, Residential Districts requirements of maximum building coverage.

The Applicant is requesting relief as follows as shown on A-001 "Site Plan and Zoning Analysis" prepared by Marco Mandra, Architecture.

Permitted to have 869 Sq. Ft. of accessory coverage, and is proposing 2,410 Sq. Ft. requiring an Area variance of 1,541 Sq. Ft. for all of the accessory structure coverage.

With this denial, you may now apply Online for a Zoning Board of Appeals proceeding. Upload this denial letter, the above referenced plans, and all required information outlined on the ZBA Application. Please upload .pdfs of all documents, to scale with digital seal and signature of the design professional of record.

Upload the following:

- 1.Existing property survey
- 2.Revised A-001, Site plan and Zoning Analysis

Sincerely,

John Schembari
Director of Code Enforcement

Cc: Chris Kehoe – Community Development and Planning
Michael Cunningham, P.E. – Deputy Town Attorney Town Board



299 Broadway

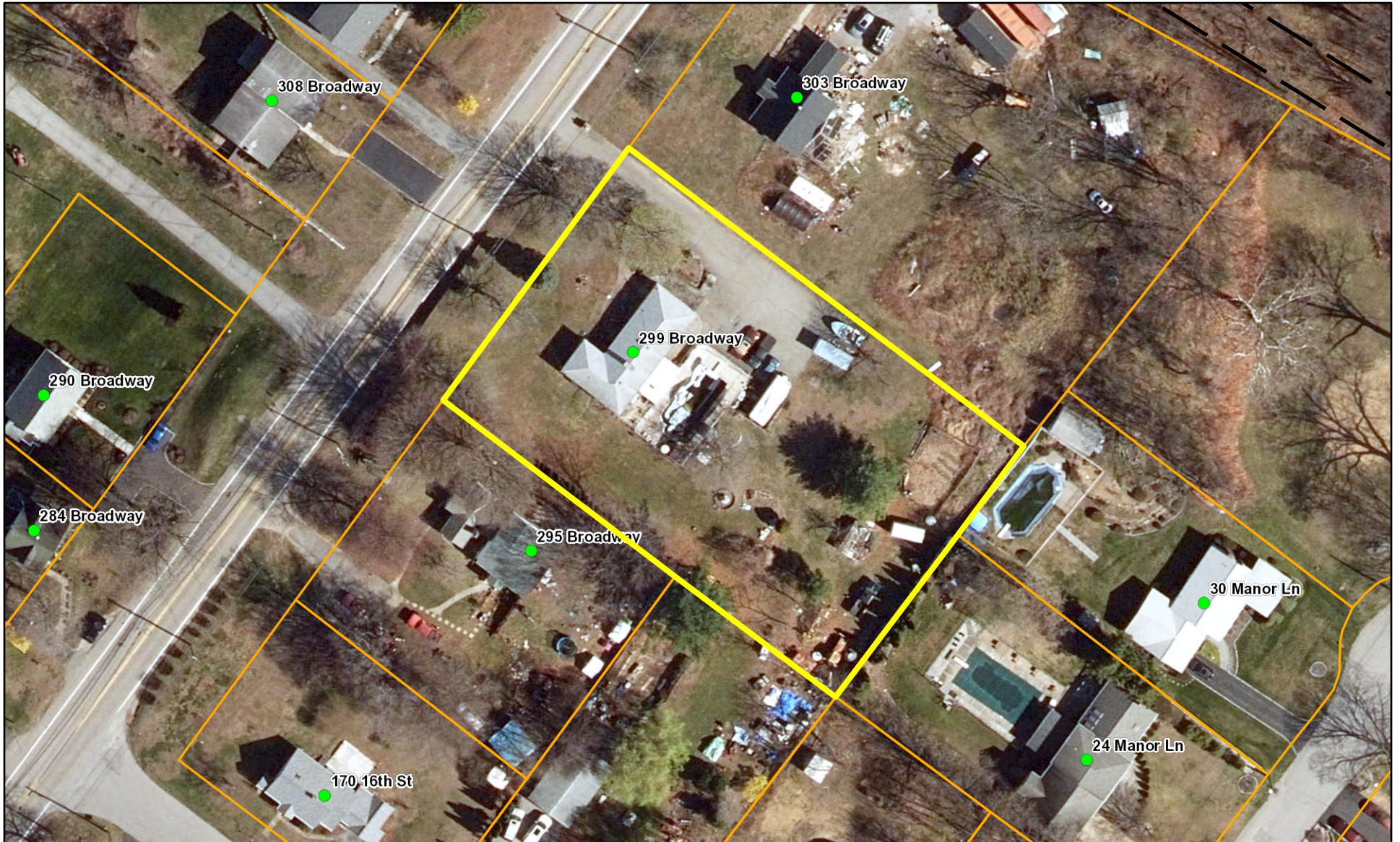
Cortlandt, NY

1 inch = 71 Feet

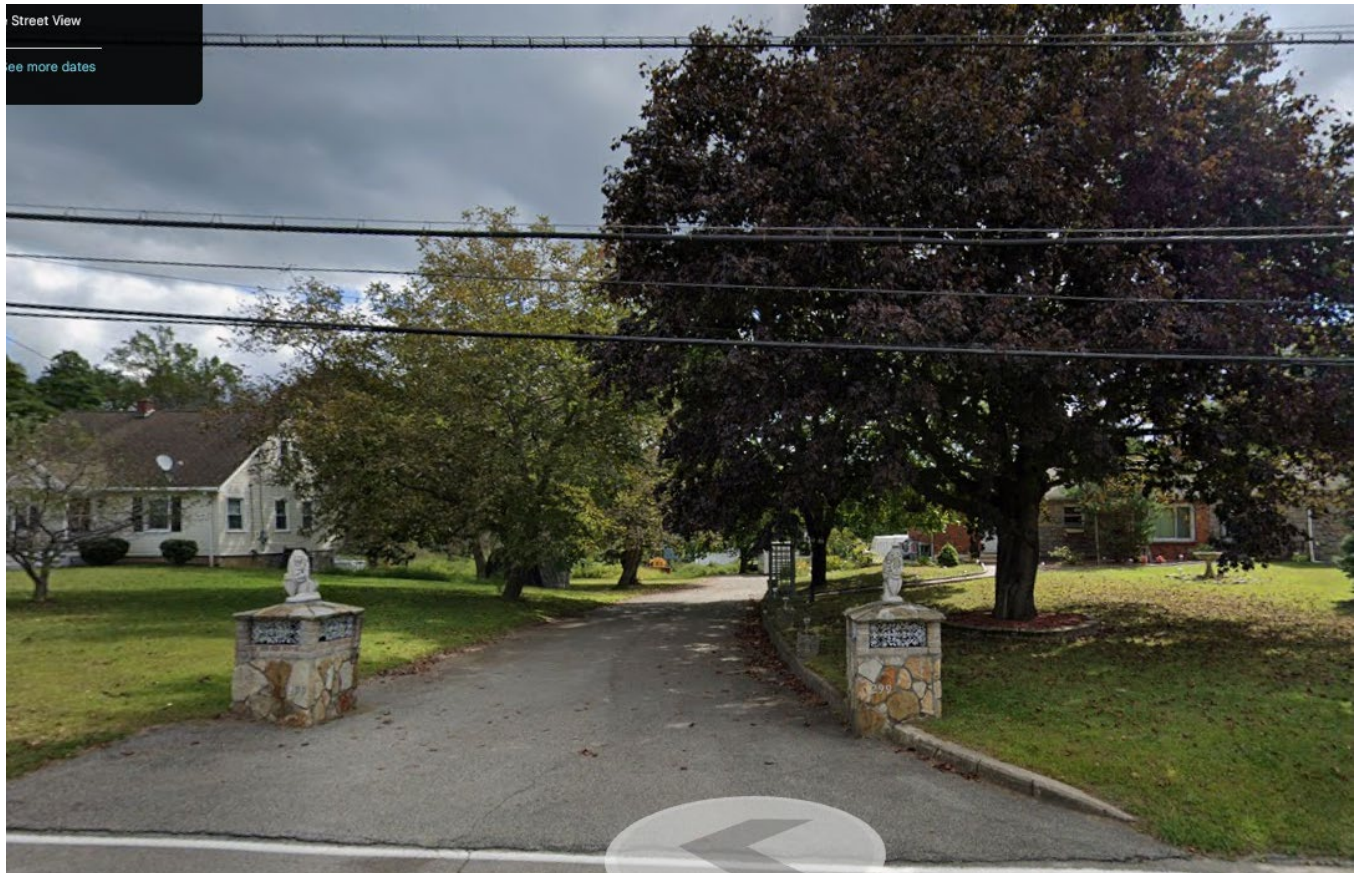


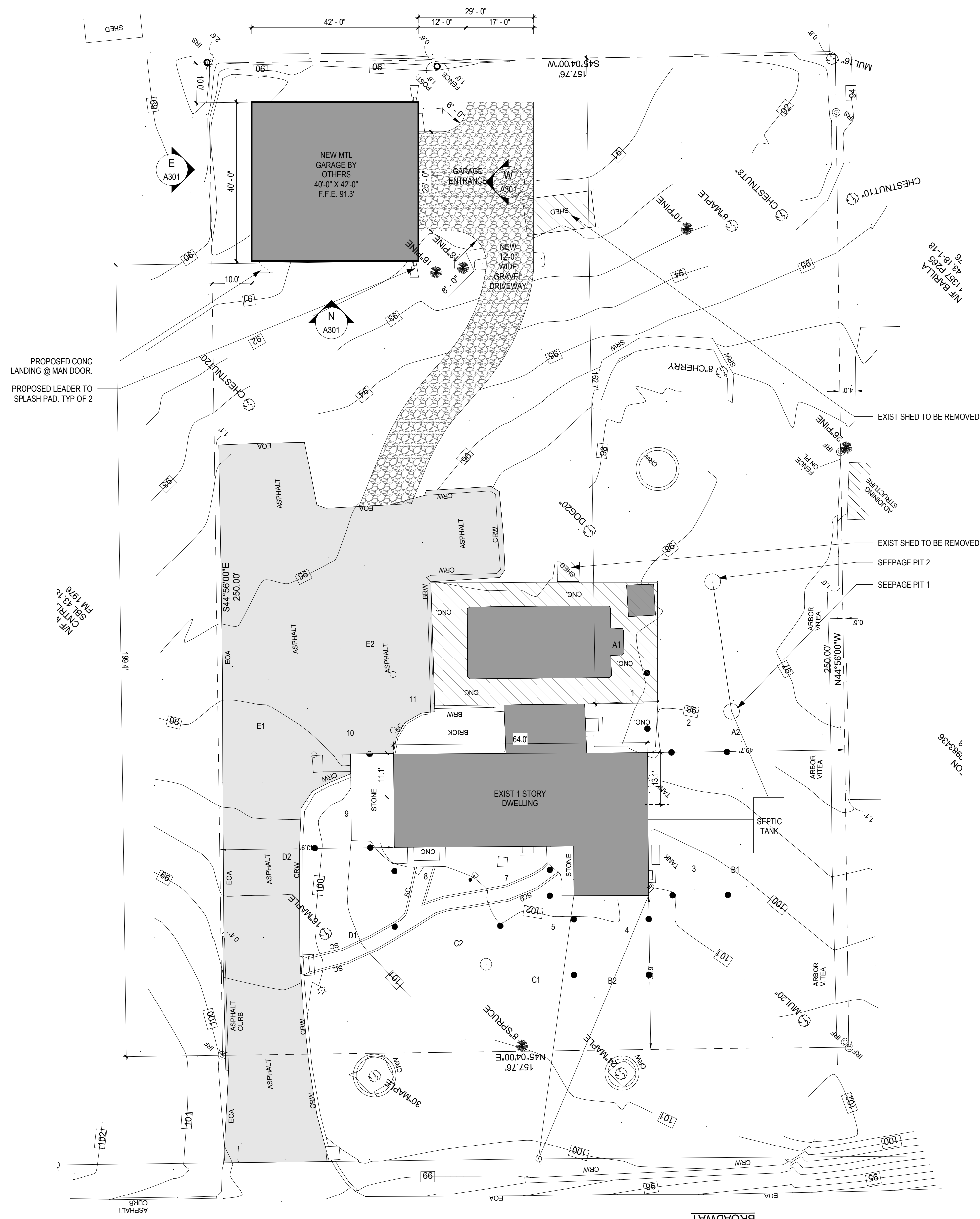
June 10, 2026

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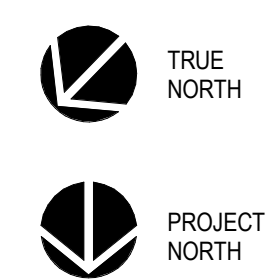
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1 SITE PLAN
1/16" = 1'-0"

SITE PLAN NOTE:
THIS SITE PLAN HAS BEEN PREPARED REFERENCING A PROPERTY SURVEY PROVIDED BY THE OWNER AND PREPARED BY ROWAN LAND SURVEYING, PLLC, 330 OLD ALBANY POST RD GARRISON, NY 10524, & DATED 11-18-2025



BULK TABLE REQUIREMENTS

ZONING INFORMATION		ZONE:	R-15 SINGLE FAMILY RESIDENTIAL
		USE:	SINGLE-FAMILY RESIDENCE
		PERMITTED:	BY RIGHT
MINIMUM REQUIRED			
LOT AREA	MIN REQUIRED	EXISTING	PROPOSED
	15,000 SF	39,440 SF	NO CHANGE
MIN WIDTH	80 FT	+/- 157.76 FT	NO CHANGE
LANDSCAPE COVERAGE	50% (19,720 SF)	72% (28,681 SF)	64.2% (25,347 SF)
YARD SETBACKS			
	MIN REQUIRED	EXISTING	PROPOSED
FRONT	35 FT	38.9 FT	NO CHANGE
REAR	25 FT	162.7 FT	NO CHANGE
SIDE	20% MIN OF 10 FT	43.9 FT/49.7ft	NO CHANGE
MAXIMUM PERMITTED			
FLOOR AREA	PERMITTED	EXISTING	PROPOSED
	4,750 SF	1,738 SF	NO CHANGE
BUILDING COVERAGE	3,087.50 SF (65% OF FAR)	+/- 1,988 SF	NO CHANGE
BUILDING HEIGHT	2 1/2 OR 35 FT	1 STORY	NO CHANGE
ACCESSORY STRUCTURE			
MAXIMUM PERMITTED			
FLOOR AREA	50% OF PRINCIPAL (869 SF)	916 SF	2,410 SF (REQUIRES AREA VARIANCE OF 1,541 SF)
BUILDING HEIGHT	10FT AFF TO T.O. TOP PLATE + 7 TO T.O. RIDGE	10FT AFF TO T.O. TOP PLATE + 7 TO T.O. RIDGE	
YARD SETBACKS			
	MIN REQUIRED	PROPOSED	
FRONT	NP	198 FT	
REAR	6 FT	10 FT	
SIDE	6 FT	10 FT	

PROJECT INFORMATION

OWNER	NAME	SINGLE FAMILY RESIDENCE
PROJECT	LOCATION	299 BROADWAY VERPLANCK, NY 10596
TAX ID		43.18-1-24
TYPE OF PROJECT		ACCESSORY GARAGE ADDITION
APPLICABLE CODES		2025 RESIDENTIAL CODE NEW YORK STATE
CONSTRUCTION TYPE		TYPE IIB
PROJECT DESCRIPTION:		
ADDITION FOR A NEW 40'X42' METAL ACCESSORY GARAGE		

LIST OF ACCESSORY STRUCTURES

SHED -	TO BE REMOVED=	+/- 160 SF
SHED -	TO BE REMOVED=	+/- 26 SF
POOL -	TO REMAIN=	+/- 676 SF
HOT TUB	TO REMAIN=	+/- 54 SF
GARAGE	PROPOSED	1680 SF

ACCESSORY GARAGE

PAUL BARILLA

299 BROADWAY
VERPLANCK, NY 10596



C: 846.739.4916
E: MANDRAWORKSHOP@GMAIL.COM
W: MANDRAWORKSHOP.COM
ADDRESS: 14 DELUCA LANE CARMEL NY, 10512

ZONING DETERMINATION

NOTE: ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF MANDRA WORKSHOP PLLC AND WERE CREATED FOR USE ON THIS PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MANDRA WORKSHOP PLLC.

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Professional Seal
Expiration: 10/31/2028

0	05-12-2026	ZONING DETERMINATION
No.	Date	Issue

SITE PLAN & ZONING BULK TABLE

Sheet Number

A001

ACCESSORY GARAGE

PAUL BARILLA

299 BROADWAY
VERPLANCK, NY 10596



C: 846.739.4916
E: MANDRAWORKSHOP@GMAIL.COM
W: MANDRAWORKSHOP.COM
ADDRESS: 14 DELUCA LANE CARMEL NY, 10512

ZONING DETERMINATION

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Professional Seal
Expiration: 10/31/2028

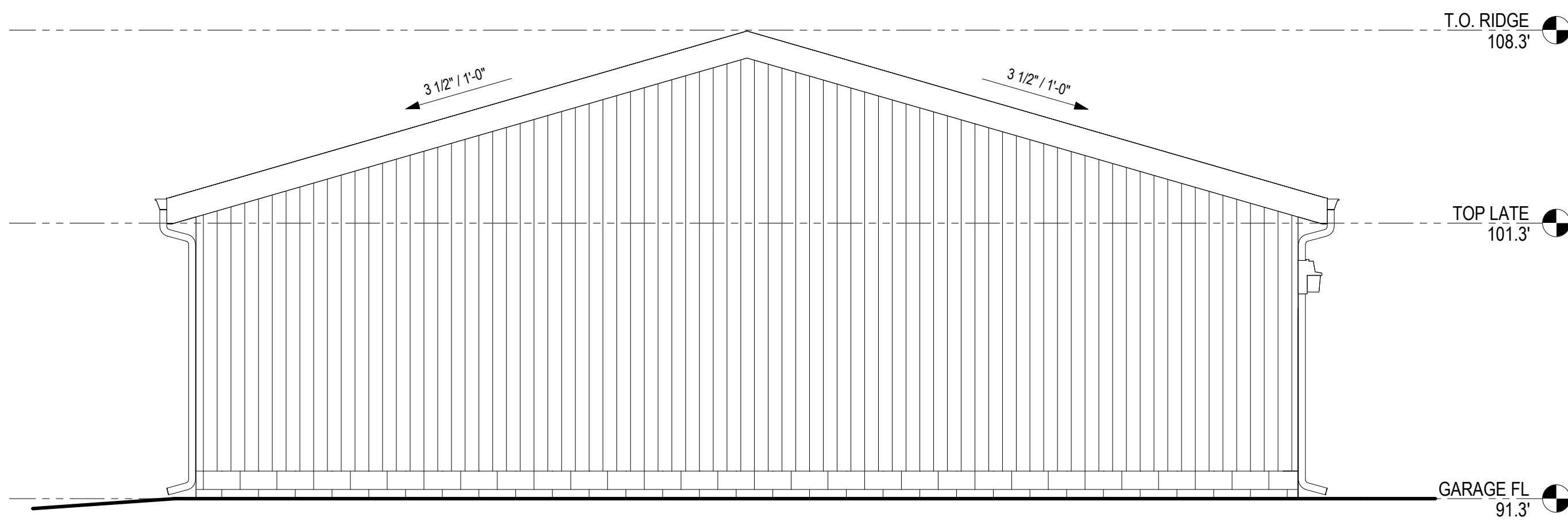
0	05-12-2026	ZONING DETERMINATION
No.	Date	Issue

Sheet Title

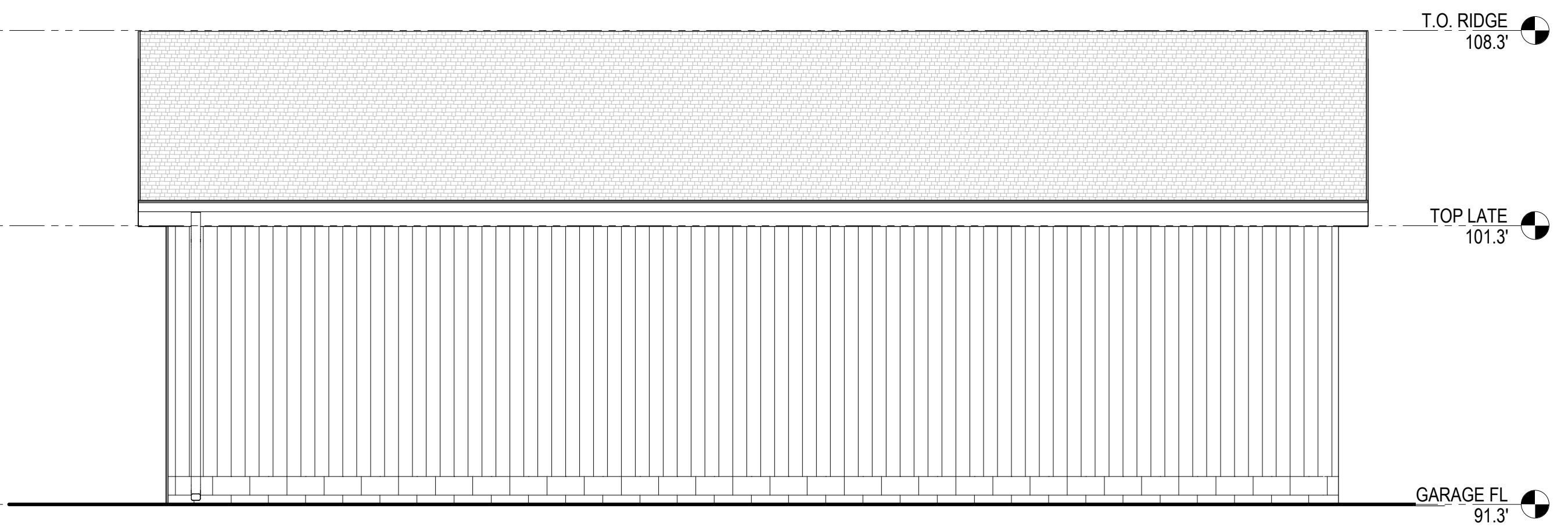
EXTERIOR ELEVATIONS

Sheet Number

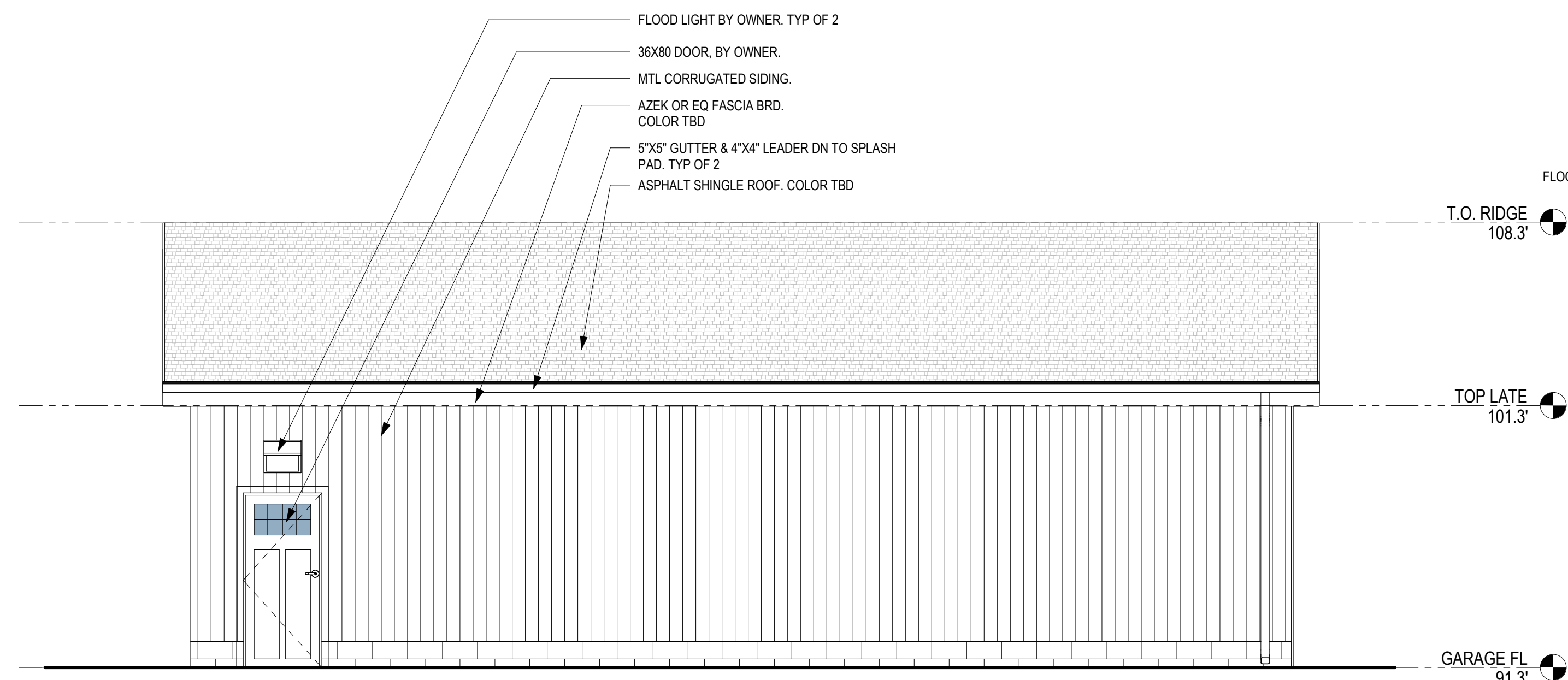
A301



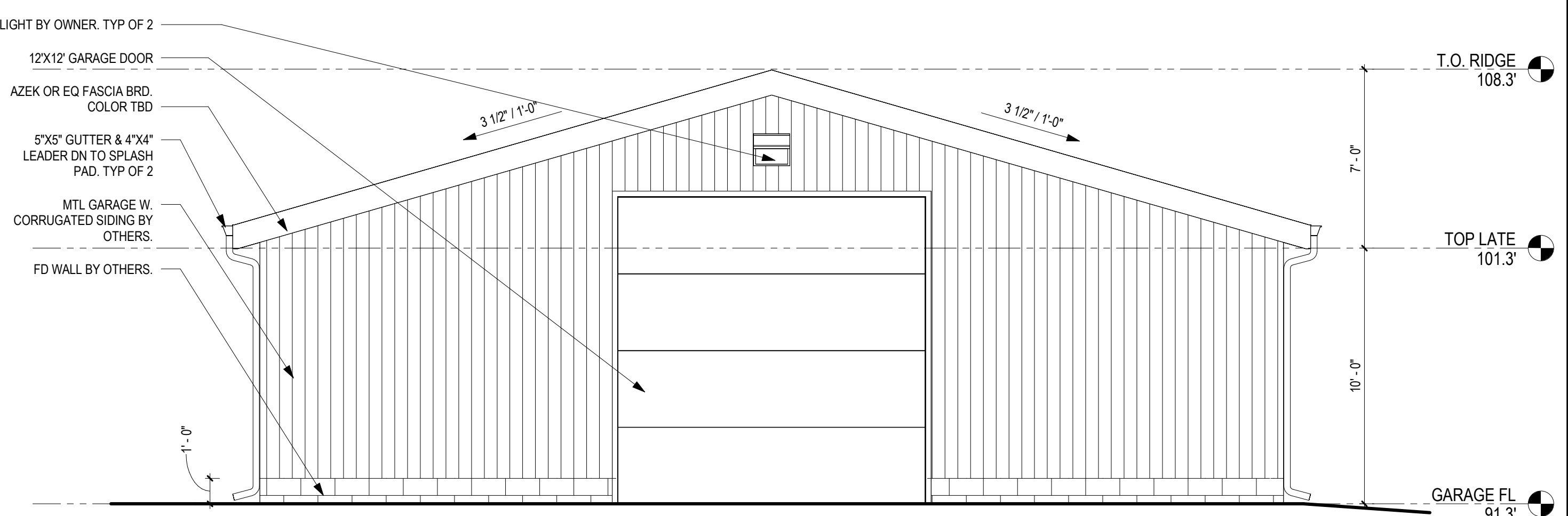
E EAST ELEVATION
1/4" = 1'-0"



S SOUTH ELEVATION
1/4" = 1'-0"



N NORTH ELEVATION
1/4" = 1'-0"



W WEST ELEVATION
1/4" = 1'-0"



May 27, 2026
PROJECT NARRATIVE
AREA VARIANCE APPLICATION
299 BROADWAY, VERPLANCK, NY 10596
TAX ID: 43.18-1-24

The applicant proposes the construction of a new 40' x 42' detached accessory garage to serve the existing single-family residence located at 299 Broadway, Verplanck, NY. The proposed structure will be utilized solely for residential accessory purposes including vehicle parking and storage associated with the residential use of the property.

The proposed garage complies with all applicable setback and height requirements of the Town Code. The requested relief pertains solely to accessory structure floor area. The property is permitted 869 square feet of accessory structure area and is proposing a total of approximately 2,410 square feet, requiring an Area Variance of 1,541 square feet. It should also be noted that the property already contains approximately 916 square feet of existing accessory structures prior to the proposed garage.

In support of the requested variance, the applicant respectfully submits the following:

1. **Neighborhood Character**
The proposed garage will not create an undesirable change to the neighborhood character. The structure is located toward the rear of the property, maintains substantial setbacks, and is designed with simple residential-style architecture compatible with the surrounding area.
2. **Feasible Alternatives**
Due to the intended residential storage and vehicle needs of the property owner, a significantly smaller structure would not adequately serve the intended purpose.
3. **Substantiality of the Variance**
While the requested variance is substantial numerically, the overall lot size of approximately 39,440 square feet allows the structure to remain appropriately situated without overcrowding the site.
4. **Environmental or Physical Impacts**
The proposed garage will not create adverse environmental impacts, drainage concerns, traffic issues, or changes to the residential use of the property.
5. **Self-Created Hardship**
Although the need for the variance may be considered self-created, such factor alone is not determinative and does not outweigh the lack of adverse impacts associated with the proposal.

The applicant respectfully requests that the Zoning Board of Appeals grant the requested Area Variance relief.

Sincerely:

MANDRA WORKSHOP, PLLC

Marco S. Mandra. Principal

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Piccolo-Hill

ZBA Case #: 2026-5

Name of Applicant: Reinaldo Garcia on behalf of Daniel and Stacy Murphy
Owner: Daniel and Stacy Murphy
Address of property: 341 Alpine Dr.
Section, Block, Lot: 23.8-3-30
Prior ZBA Case No.: N/A
Zone: R-20
Lot Size: 24,768 SF | 0.59-acre

Variance(s) Requested: Area variance per §307-17 Attachments 3&4 - Table of Dimensional Regulations, and Table of Maximum Floor Area, in Residential Districts, as follows:

Maximum Floor Area:

Maximum Allowed =	4,388 SF
Proposed =	4,577 SF
Relief sought =	189 SF (4%)

Staff Comments: The Code Enforcement office received a building permit application on May 20, 2026 for a partial basement refinishing project associated with a 2-story addition currently under construction at 341 Alpine Drive. The existing residence is 2,225 SF; the 2-story addition (underway) along with the proposed partial basement refinishing total an additional 2,352 SF – for an overall building square footage of 4,577 SF. Per the zoning code, the maximum floor area permitted is 4,388 SF, resulting in the requested area variance for 189 SF. The proposed request represents a 4% increase above the allowed amount of floor area.

SEQR: TYPE II – No further compliance required.



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director D.O.T.S.

John Schembari
Dir. Code Enforcement

Arthur D'Angelo, Jr., P.E.
Deputy Dir. D.O.T.S.

Town Hall, 1 Heady Street
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Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker, M.D.

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

May 20, 2026
Daniel & Stacy Murphy
341 Alpine Dr. Cortlandt Manor NY, 10567
Re:

A-25-910 The Applicant is proposing to construct a first-floor addition. Second floor new bedroom and bath. Lower level exercise/gym area and children's play area. Rear open deck and covered porch.

Tax ID 23.8-3-30

Dear Daniel & Stacy Murphy,

The Town of Cortlandt Department of Technical Services has reviewed the above referenced applications for conformance to the Town's Zoning Code and the review of the submitted drawings on May 20, 2026

At this time, the application has been denied under Town Code Ch. 307 – Zoning, Attachment 3, Table of Dimensional Regulations, Residential Districts requires lots located in the R-20 zoning, Maximum Floor area in Residential Districts.

The Applicant is requesting relief as follows as shown on sheet 1 of 1 "Basement finishing" prepared by Lawrence Belluscio PE.

Allowed 4,388 Sq. Ft.
Existing Finished floor area-2,225 Sq. Ft.
Proposed Finished floor area 2,352 Sq. Ft.
Total Building Square footage 4,577 Sq. ft.

Seeking relief for the proposed construction of 189 Sq. Ft. over the maximum allowed floor area.

The site is otherwise compliant relative to building coverage, floor area and minimum landscape coverage.

With this denial, you may now apply Online for a Zoning Board of Appeals proceeding. Upload this denial letter, the above referenced plans, and all required information outlined on the ZBA Application. Please upload .pdfs of all documents, to scale with digital seal and signature of the design professional of record.

Upload the following:

- 1.Existing property survey
- 2.Sheet 1 of 1

Sincerely,

John Schembari
Director of Code Enforcement

Cc: Chris Kehoe – Director & Planning
Michael Cunningham, – Deputy Town Attorney



341 Alpine Dr.

Cortland, NY

1 inch = 36 Feet



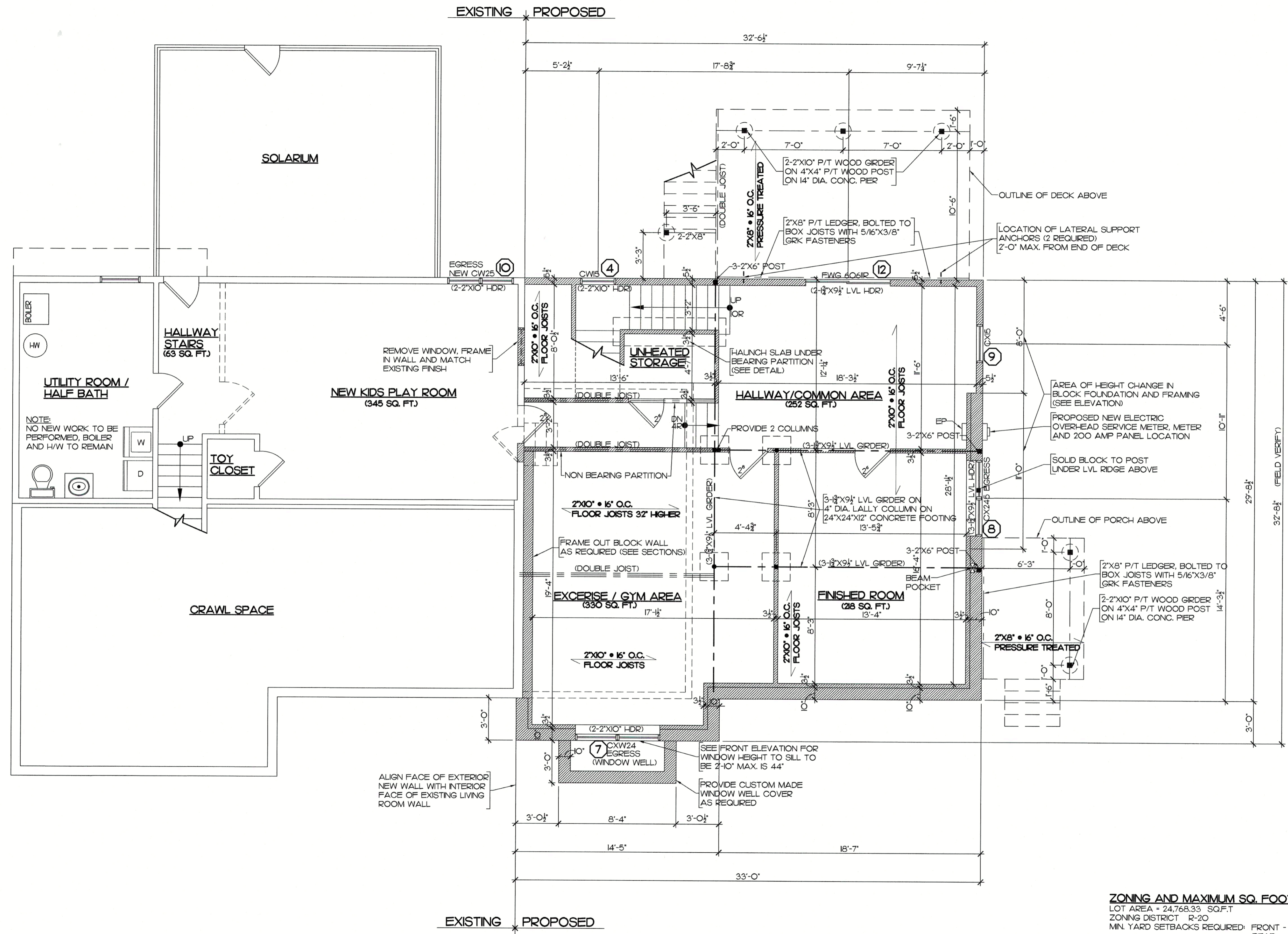
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June 10, 2026



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LOWER LEVEL (EXISTING & PROPOSED)
 SCALE: 1/4" = 1'-0"
 PROPOSED GROSS FLOOR AREA - 1,008 SQ. FT.
 PROPOSED FINISHED SPACE - 873 SQ. FT.

ZONING AND MAXIMUM SQ. FOOTAGE ALLOWED CALCULATIONS
 LOT AREA = 24,768.33 SQ. FT.
 ZONING DISTRICT R-20
 MIN. YARD SETBACKS REQUIRED: FRONT - 40' EXISTING & PROPOSED FRONT - 40.79'+43"
 REAR - 30' REAR - 105.6'+102"
 SIDES - 20% OF LOT WIDTH TO MAX OF 10' SIDES - 15.33'+32"

MAXIMUM FLOOR AREA ALLOWED FROM SECTION 307-17 OF THE ZONING CODE - 4,386 SQ. FT.
 EXISTING FINISHED FLOOR AREA - 2,225 SQ. FT.
 PROPOSED FINISHED FLOOR AREA - 2,352 SQ. FT.
 TOTAL BUILDING SQUARE FOOTAGE - 4,577 SQ. FT.
 PROPOSED CONSTRUCTION IS 189 SQ. FT. OVER MAXIMUM ALLOWED.

LEGEND

- PARTITIONS TO BE REMOVED
- ===== EXISTING PARTITION
- ===== PROPOSED PARTITION

ACCORDING TO THE NEW YORK STATE EDUCATION LAW, ARCHITECTS PROVIDING PROFESSIONAL SERVICES TO A CLIENT ARE NOT TO BE HELD RESPONSIBLE FOR ANY VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS, REGULATIONS, ORDINANCES, ENGINEERING AND LAND SURVEYING IT IS A VIOLATION FOR ANY PERSON TO ALTER ANY ITEM IN ANY WAY ON THIS PLAN.

LAWRENCE BELLUSCIO P.E.
 875 ROUTE 9
 SCHROON LAKE, NEW YORK 12870
 845-224-9917
 LICENSE EXPIRATION DATE IS 8-31-2028

BASEMENT FINISHING
 PROPOSED ADDITIONS & RENOVATIONS FOR:
 DANIEL & STACY MURPHY
 341 ALPINE DRIVE
 CORTLANDT MANOR, NY 10567

SHEET TITLE

SCALE: AS NOTED
DSGN/DRWN:
PH 1 APPR'D:
PH 2 APPR'D:
PH 3 APPR'D:
CK'D BY:
CAD #:
DATE: APRIL 23, 2026

**REINALDO GARCIA, JR.
6 GLENBROOK COURT
WAPPINGERS FALLS, NY 12590
845-489-5034**

June 6, 2026

We are requesting an area variance of 189 sq. ft. over the maximum allowed floor area that can be finished with the existing zoning requirements.

Response to 5 factor test for area variance:

1. No undesirable change will be produced to the character of the neighborhood as the variance request is for interior space not visible to any neighbors.
2. The only way to gain any additional finished living floor area is by using the area in the addition currently being built. The existing house as originally constructed has most of its basement/lower-level areas as crawl space and is unable to be finished for habitable space.
3. The requested variance is for 189 sq. ft. which would be approx. 4.12% of the total building square footage which is not a substantial amount.
4. No adverse effect or impact will be created by allowing the proposed variance request as the proposed work will be within the interior of the house and no environmental conditions will affect the neighborhood.
5. Due to the construction of the original house with most of the areas where a basement would have normally been built, crawl spaces were instead built. There is no available space in the lower level of the house that could be finished to achieve the requested goal of some additional finished living space. The crawl spaces were built due to the encountering of ledge rock during the original house construction and due to the costs involved it was decided not to remove the rock. We feel the difficulty was caused by site conditions and not self-created.

