



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
914-734-1080

Michael Fleming
Chairman

Wai Man Chin
Vice-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

TO JOIN THE MEETING REMOTELY USE THE ZOOM LINK BELOW:

<https://us02web.zoom.us/j/89129577263?pwd=aXQMLoO2AXbYGE5KoBKMZiiN0MuZnX.1>

AGENDA.....ZONING BOARD OF APPEALS
Town Hall – 1 Heady Street
Cortlandt Manor, NY 10567

Work Session – Thursday, February 19, 2026 at 6:30 PM

1. Discuss Agenda for the Regular Meeting

Regular Meeting – Thursday, February 19, 2026 at 7:00 PM *

1. Pledge to the Flag and Roll Call
2. Adoption of the Meeting Minutes for January 15, 2026
3. **NEW PUBLIC HEARINGS**
 - A. **Case No. 2026-1 – Application of Steve Auth, for the property of Andrea Omboni**, for area variances, for lot area, front yard and side yard setbacks for a proposed new residence located at 34 Young St.
4. **OLD BUSINESS**
 - A. **Case No. 2025-6 Application of Paola Patino and Miguel Rodas** for an area variance for an additional curb cut (driveway) for property located at 60 Carolyn Drive.

NEXT REGULAR MEETING THURSDAY, MARCH 19, 2026

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

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Walsh

CASE NO.: 2026-1

Name of Applicant: Steve Auth
Owner: Andrea Omboni
Address of property: 34 Young Street
Section, Block, Lot: 13.13-2-34
Prior ZBA Case No.: NA
Zone: R-40
Lot Size: 34,820 sq. ft.

Request: Four Area Variances for a proposed new residence –lot area, front yard setback, and both side yard setbacks.

Staff Comments: The Code Enforcement office received a building permit application for the construction of a new home on an existing non-conforming vacant lot. They denied the request on January 27, 2026. The property is zoned R-40, single-family residential requiring 40,000 sq.ft. The subject parcel is located at 34 Young Street, south of existing houses at 30 and 32 Young St. The houses are accessed by a driveway extension off the end of Young St. The applicant is proposing to extend the driveway to serve the subject lot. There is an additional vacant parcel, 38 Young St., located to the south of the subject parcel. The driveway extension would bring the access close to the end of School Street, a private road west of the subject parcel.

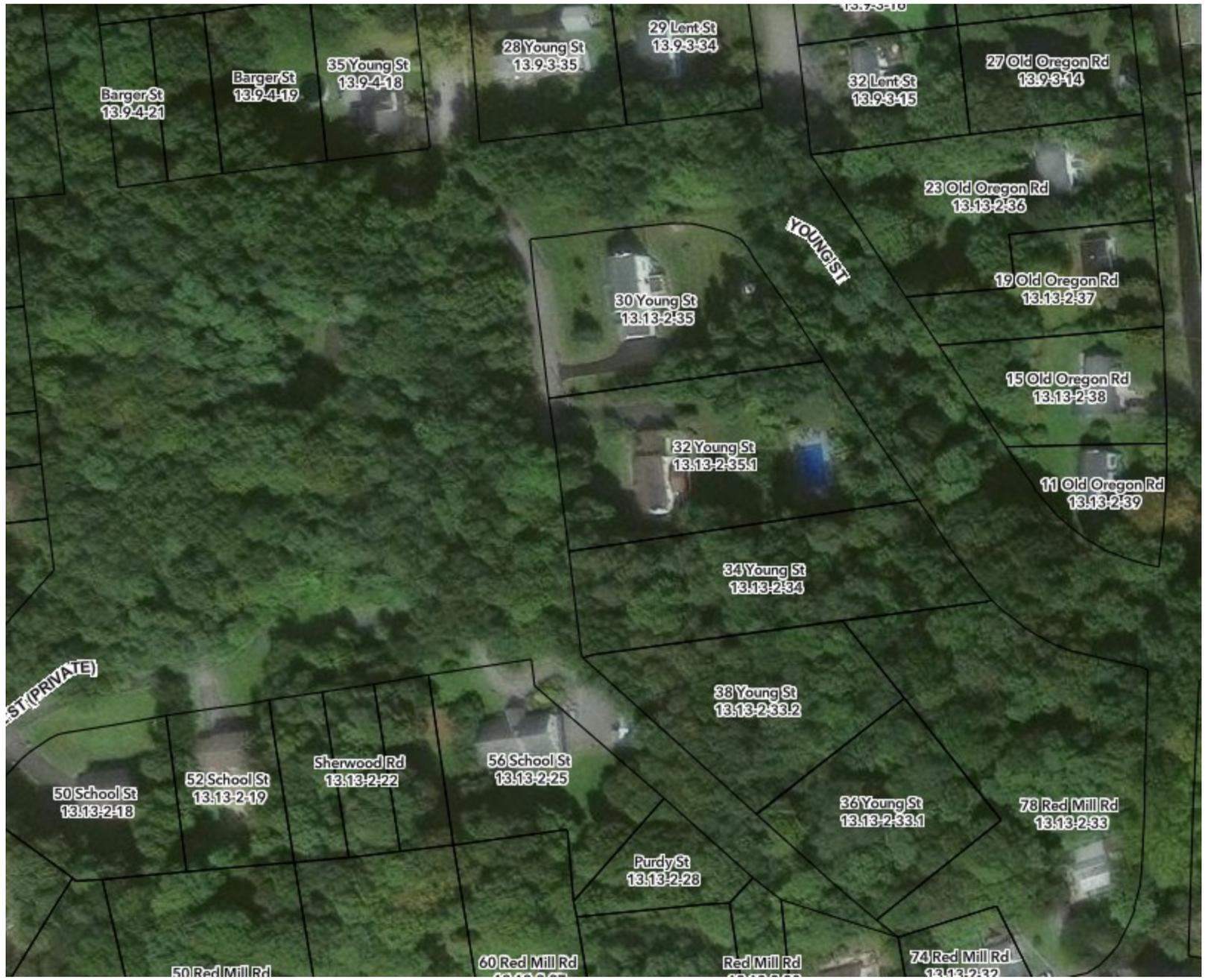
As described in the five-factor narrative and project cover letter, the applicant states that the requested variances are due to the size requirements of the septic system and expansion area, the sloped portion at the rear of the lot, and the desired size and configuration of the proposed house and garage.

The code-compliant building envelope is 40 feet wide by over 2,000 feet deep, as shown on the plan dated 1/19/2026. The grading to the rear of the house continues at a similar slope for approximately 50 feet beyond the septic expansion area, at which point the downward slope of the lot increases. The garage is partially incorporated into the footprint of the house, contributing to the 60-foot width of the structure, and the layout being typical of the raised ranch house style.

Variance(s) Requested: Area Variances: lot area, front yard and both side yards for a proposed new house.

<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>%</u>
Area – 40,000 sq. ft.	34,820 sq. ft.	5,180 sq. ft.	13%
Front Yard – 50 ft.	30 ft.	20 ft	40%
Side Yards – 30 ft.	15 ft. (south side)	15 ft.	50%
	25 ft (north side)	5 ft.	17%

SEQR: TYPE II – No further compliance required



Barger St
13.9-4-21

Barger St
13.9-4-19

35 Young St
13.9-4-18

28 Young St
13.9-3-35

29 Lent St
13.9-3-34

32 Lent St
13.9-3-15

27 Old Oregon Rd
13.9-3-14

23 Old Oregon Rd
13.13-2-36

19 Old Oregon Rd
13.13-2-37

15 Old Oregon Rd
13.13-2-38

11 Old Oregon Rd
13.13-2-39

30 Young St
13.13-2-35

32 Young St
13.13-2-35.1

34 Young St
13.13-2-34

38 Young St
13.13-2-33.2

36 Young St
13.13-2-33.1

78 Red Mill Rd
13.13-2-33

ST (PRIVATE)

50 School St
13.13-2-18

52 School St
13.13-2-19

Sherwood Rd
13.13-2-22

56 School St
13.13-2-25

Purdy St
13.13-2-28

50 Red Mill Rd

60 Red Mill Rd

Red Mill Rd

74 Red Mill Rd



32 Young St
13.13-2-35.1

34 Young St
13.13-2-34

To: **Town of Cortlandt Zoning Board of Appeals**
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

Attn: **Chair Fleming & Zoning Board of Appeals Members**

Date: February 9, 2026

RE: **PROJECT NARRATIVE- 34 YOUNG STREET RESIDENCE**
34 Young Street, Cortlandt Manor, New York 10567
S-B-L: 13.13-2-34

Our office is pleased to present a proposal for a new single-family residence to be constructed at 34 Young Street. The property is located in a R-40 Single-Family Residential Zone.



Figure 1. Proposed Rendering of New Single-Family Residence

To support the new structure as proposed, this application is requesting consideration from the Zoning Board of Appeals for relief from the following requirements of the Town of Cortlandt Zoning Code Section 307 Attachment 3 Table of Dimensional Regulations:

- Minimum Lot Size:

Required	Proposed	Area Variance Required
40,000 SF	34,820 SF	5,180 SF

- Minimum Front Yard Setback:

Required	Proposed	Area Variance Required
50 FT	30 FT	20 FT

- Minimum Side Yard Setback:

Required	Proposed	Area Variance Required
30 FT	15 FT	15 FT

In the review of a request for area variances, there are five factors that are typically considered as part of determining if the benefit to the applicant outweighs potential for adverse impact:

Lot Size Variance Request

1. Whether an undesirable change will be produced in the character of the neighborhood, or if a detriment to nearby properties will occur:

We do not believe that allowing for the construction of a new residence on the pre-existing non-conforming lot will result in an undesirable change in the character of the neighborhood as many of the neighboring lots are of similar or lesser size.

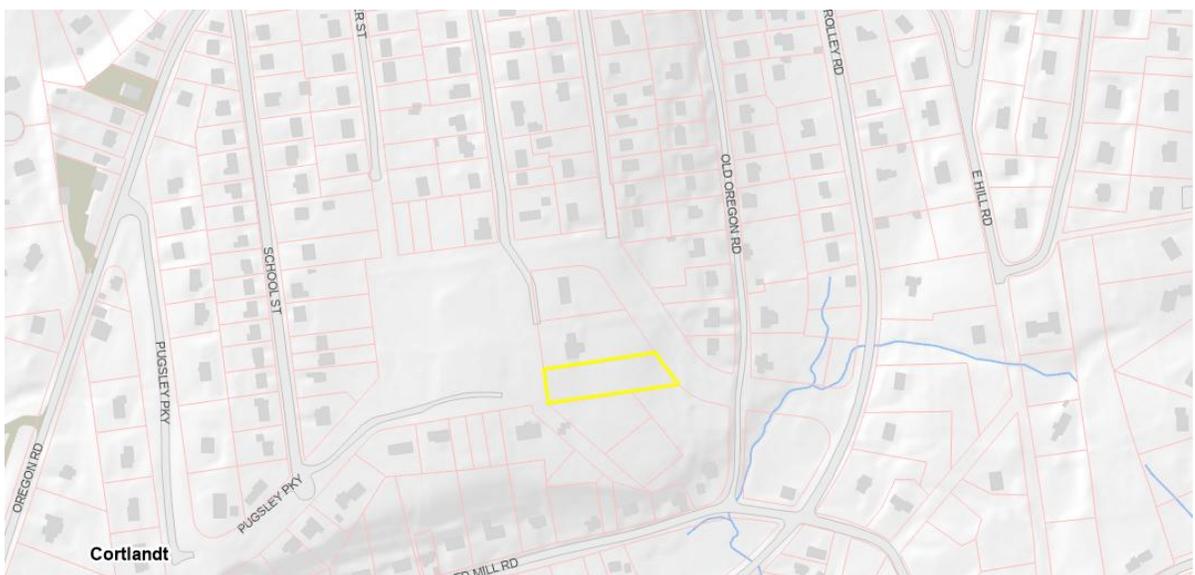


Figure 2. Westchester GIS Area Map

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

There is no other alternative available to the Applicant other than to seek relief as the minimum size standard applied by Zoning Law exceeds the size of the existing lot.

3. Whether the requested variance is substantial:

Due to the average size of the surrounding parcels, we do not believe the variance to be substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

We do not believe that allowing for the construction of a new residence on the pre-existing non-conforming lot will result in an undesirable change in the character of the neighborhood as many of the neighboring lots are of similar or lesser size.

5. Whether the alleged difficulty was self-created:

The existing parcel is believed to pre-date current zoning law and therefore the difficulty was not self-created.

Front Yard Setback Variance Request

1. Whether an undesirable change will be produced in the character of the neighborhood, or if a detriment to nearby properties will occur:

We do not believe the reduced front yard setback will result in an undesirable change to the character of the neighborhood as many surrounding lots appear to have similar setbacks.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

The need for the variance is to allow for placement of a septic system in conformance with Westchester County Department of Health requirements. The slopes at the rear of the lot are too steep to accommodate the system and therefore it is necessary to move the proposed structure closer to the Street.

3. Whether the requested variance is substantial:

Based on typical setbacks observed on surrounding parcels, we do not believe the variance to be substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

We do not believe the proposed variance will have an adverse impact on the physical or environmental conditions in the neighborhood as many surrounding lots appear to have similar setbacks.

5. Whether the alleged difficulty was self-created:

While the action taken is self-created, the topographic challenges the existing lot presents that limit the placement of a new septic system are not.

Front Yard Setback Variance Request

1. Whether an undesirable change will be produced in the character of the neighborhood, or if a detriment to nearby properties will occur:

We do not believe the reduced side yard setback will result in an undesirable change to the character of the neighborhood as many surrounding lots appear to have similar setbacks.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

The need for the variance is primarily due to the pre-existing non-conforming lot width of 100 feet as opposed to 150 feet required by Zoning Code. In order to place the 60-foot-long residence proposed in a manner that allows vehicles to enter the garage, the residence is proposed to favor the Southern lot line resulting in a proposed side yard setback of 15 feet.

3. Whether the requested variance is substantial:

Based on typical setbacks observed on surrounding parcels, we do not believe the variance to be substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

We do not believe the proposed variance will have an adverse impact on the physical or environmental conditions in the neighborhood as many surrounding lots appear to have similar setbacks.

5. Whether the alleged difficulty was self-created:

While the action taken is self-created, the pre-existing non-conforming lot width of 100 feet as opposed to 150 feet required by Zoning Code is not.

We respectfully request that the board consider these variance requests as we believe the benefit to the applicant outweighs any potential for adverse effect. We look forward to further reviewing this application with the Board. Please contact me should you have any questions or should any further information be required.

Respectfully Submitted,

Joseph G. Thompson, RA, M. Arch, NCARB, LEED AP, CSBA, CDT
NYS Registered Architect

Green Tek Modular Homes
61 Whitman Rd
Yorktown Heights, NY 10598
(914) 490-7596

February 5, 2026

Town of Cortlandt, c/o Chris Kehoe
1 Heady Street
Cortlandt Manor, NY 10567

RE: Area Variance Request for 34 Young Street

Dear Zoning Board of Appeals Members:

The proposed area variance requested will not be an undesirable change to the neighborhood. It will be consistent and similar to the adjacent properties.

In consideration of this application the property is located in R-40 one acre zoning, however the property does not consist of one acre of land, therefore the lot is substandard.

The side yard variance is requested to allow for garage entrance way to be located on the side of the house. The front yard variance is requested to allow for a four bedroom septic system. The septic needs to be installed in the center and forward portion of the lot due to the fact the rear portion of the property slopes and does not conform to Westchester County Board of Health requirements. Furthermore, the applicant will be required to connect School Street to Young Street for fire safety apparatus. Adjacent properties with lots of 150' still had to obtain variances for the purpose of construction. The proposed house will consist of approximately 1700 sq ft on the upper level and approximately 900 square feet on the lower level.

Due to the current zoning rules, the building envelope provides a 40' wide house. Given the current cost of construction and land values, it is not possible to obtain a reasonable return on the investment. Furthermore, the property is located in a rural part of Cortlandt and approximately 6.6 acres of town property which further demonstrates it will not be a detriment to the neighborhood or nearby properties. Furthermore, there is no alternative method of obtaining relief from the current code due to the fact that is a preexisting, non-conforming lot.

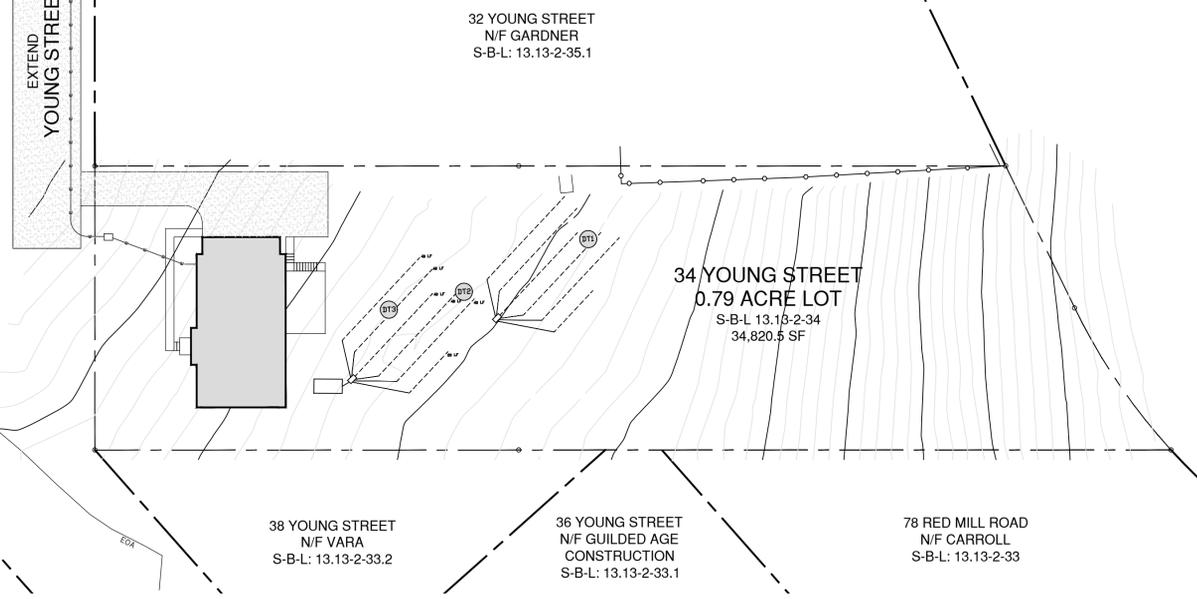
The difficulty in meeting current zoning requirements is not feasible.

Regards,

Steven A. Auth
President



1 Site Location Map
C1.01 Scale: 1" = 250'-0"



2 Site Plan
C1.01 Scale: 1" = 30'-0"

BULK TABLE REQUIREMENTS		
ZONING INFORMATION	Zone:	R-40 Single Family Residential
	Existing Use:	Vacant Land
	Proposed Use:	Single Family Residence
	Use Permitted By:	By Right
MINIMUM REQUIRED		
Lot Area	Required 40,000 SF	Proposed 34,820.5 SF
Lot Width	Required 150 FT	Proposed 100 FT
Landscape Coverage	Required 60% (20,823 SF)	Proposed 14.6% (11,200 SF)
YARD SETBACKS		
	Required	Proposed
Front	50 FT	1134 FT
Rear	30 FT	2313 FT
Side	30 FT (BASED ON 150 FT MIN) (20% OF LOT WIDTH - 30 FT MAX)	115 FT
MAXIMUM PERMITTED		
	Permitted	Proposed
Floor Area	5,015 SF	3,569 SF
Building Coverage	329.75 SF (6.5% OF MAX FLOOR AREA)	1,904 SF
Building Height	23 STORIES/ 35 FT	2 STORIES/ 25 FT

* INDICATES PRE-EXISTING NON-CONFORMING CONDITION
** VARIANCE REQUIRED

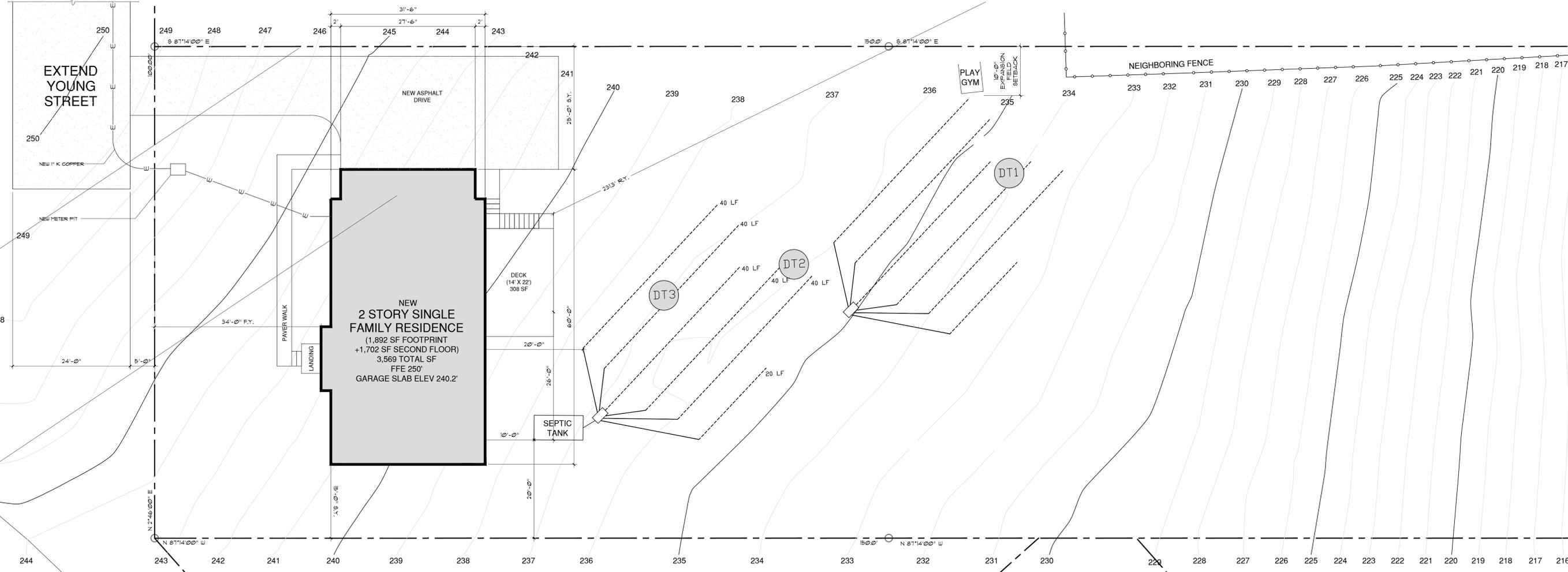


Joseph G. Thompson Architect, PLLC
108 N Division Street, Suite 100
Peekskill, New York 10566
PH: (845) 532-8156
EM: joe@jthompsonarch.com

NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
© JOSEPH G THOMPSON ARCHITECT, PLLC. ALL RIGHTS RESERVED.



SEAL
Joseph G. Thompson, RA
New York State License #036057



3 Enlarged Architectural Site Plan
C1.01 Scale: 1" = 10'-0"

NOTE: THIS SITE PLAN HAS BEEN PREPARED REFERENCE A PROPERTY SURVEY BY ROWAN LAND SURVEYING, PLLC PREPARED BY PAUL A. ROWAN PLS LICENSE #50389 FOR CHRISTOPHER MOLJO 4 MICHELLE VEGLIANTE AUTH DATED SEPTEMBER 19, 2025

34 Young Street
Green Tek Land & Site, LLC
34 Young Street
Cortland Manor, New York 10567
S-B-L: 13.13-2-34
Town of Cortland - Westchester County

FOR ZONING BOARD OF APPEALS REVIEW & APPROVAL

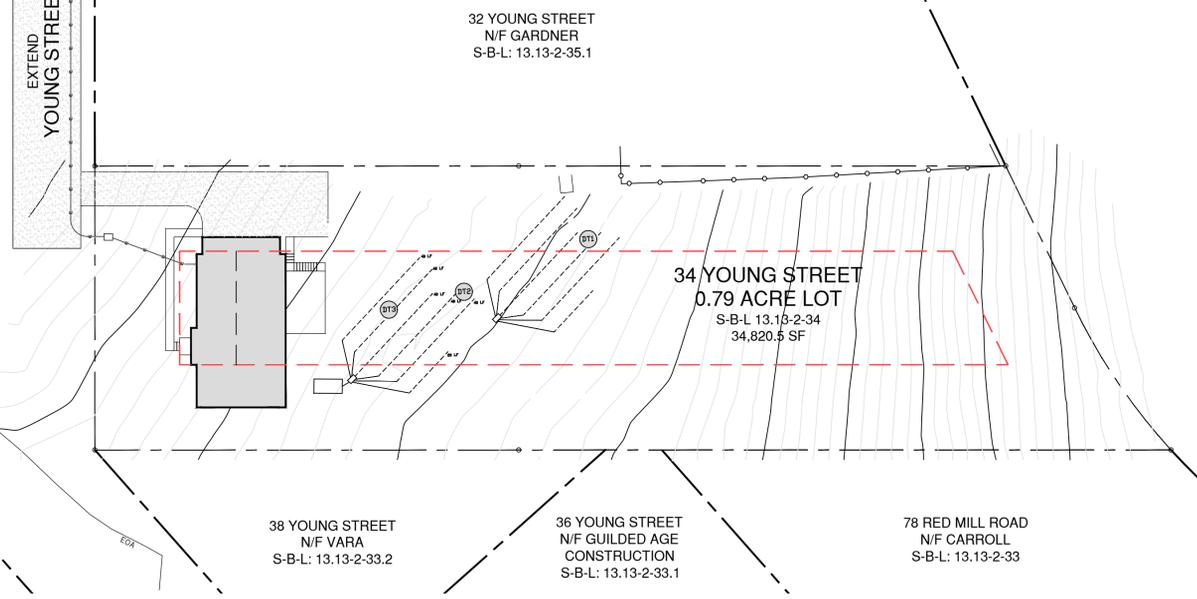
Date: February 2, 2026

Revisions:

C1.01



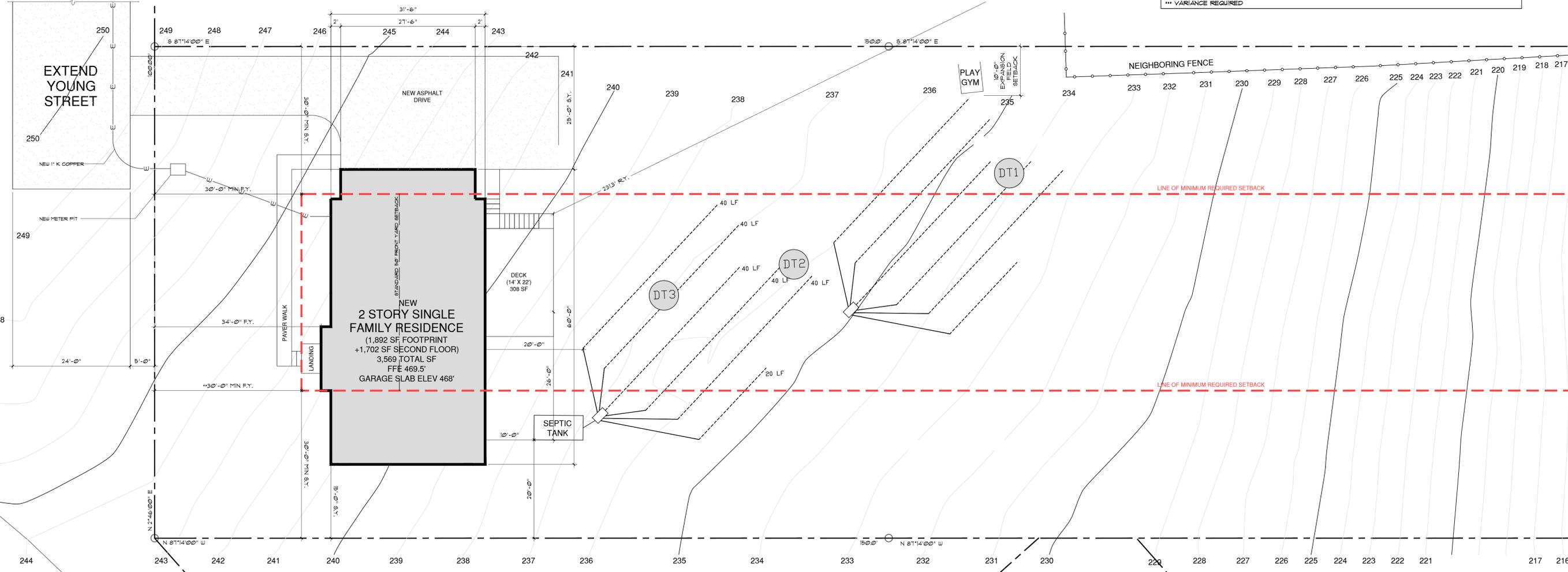
1 Site Location Map
C1.01 Scale: 1" = 250'-0"



2 Site Plan
C1.01 Scale: 1" = 30'-0"

BULK TABLE REQUIREMENTS		
ZONING INFORMATION	Zone:	R-40 Single Family Residential
	Existing Use:	Vacant Land
	Proposed Use:	Single Family Residence
	Use Permitted By:	By Right
MINIMUM REQUIRED		
Lot Area	Required 40,000 SF	Proposed 34,820.5 SF
Lot Width	Required 150 FT	Proposed 100 FT
Landscape Coverage	Required 60% (20,823 SF)	Proposed 14.6% (11,200 SF)
YARD SETBACKS		
Front	Required 130 FT (50' MINIMUM STANDARD)	Proposed 134 FT
Rear	Required 30 FT	Proposed 2313 FT
Side	Required 20 FT (20% OF LOT WIDTH - 30 FT MAX)	Proposed 115 FT
MAXIMUM PERMITTED		
Floor Area	Permitted 5,015 SF	Proposed 3,569 SF
Building Coverage	Permitted 329.75 SF (6.5% OF MAX FLOOR AREA)	Proposed 1,904 SF
Building Height	Permitted 25 STORIES/ 35 FT	Proposed 2 STORIES/ 25 FT

* INDICATES PRE-EXISTING NON-CONFORMING CONDITION
 ** SETBACK BASED ON THE AVERAGE OF EXISTING LOTS WITHIN 500' PER TOWN OF CORTLANDT ZONING CODE SECTION 307-18A. VALUE TO BE VERIFIED BY NY'S PLS PRIOR TO APPLICATION TO ZBA.
 *** VARIANCE REQUIRED



3 Enlarged Architectural Site Plan
C1.01 Scale: 1" = 10'-0"

NOTE: THIS SITE PLAN HAS BEEN PREPARED REFERRING A PROPERTY SURVEY BY ROWAN LAND SURVEYING, PLLC PREPARED BY PAUL A. ROWAN PLS LICENSE #50389 FOR CHRISTOPHER MOLJO 4 MICHELLE VEGLIANTE AUTH DATED SEPTEMBER 19, 2025

JTA
JOSEPH THOMPSON ARCHITECT

Joseph G. Thompson Architect, PLLC
108 N Division Street, Suite 100
Peekskill, New York 10566
PH: (845) 532-8156
EM: joe@jthompsonarch.com

NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
© JOSEPH G THOMPSON ARCHITECT, PLLC. ALL RIGHTS RESERVED.

REGISTERED ARCHITECT
JOSEPH G. THOMPSON
STATE OF NEW YORK
036057
SEAL
Joseph G. Thompson, RA
New York State License #036057

34 Young Street

Green Tek Land & Site, LLC
34 Young Street
Cortlandt Manor, New York 10567
S-B-L: 13.13-2-34
Town of Cortlandt - Westchester County

FOR ZONING BOARD OF APPEALS REVIEW & APPROVAL

Date: January 19, 2026

Revisions:

C1.01

NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
© JOSEPH G THOMPSON ARCHITECT, PLLC. ALL RIGHTS RESERVED.



SEAL
Joseph G. Thompson, RA
New York State License #036057

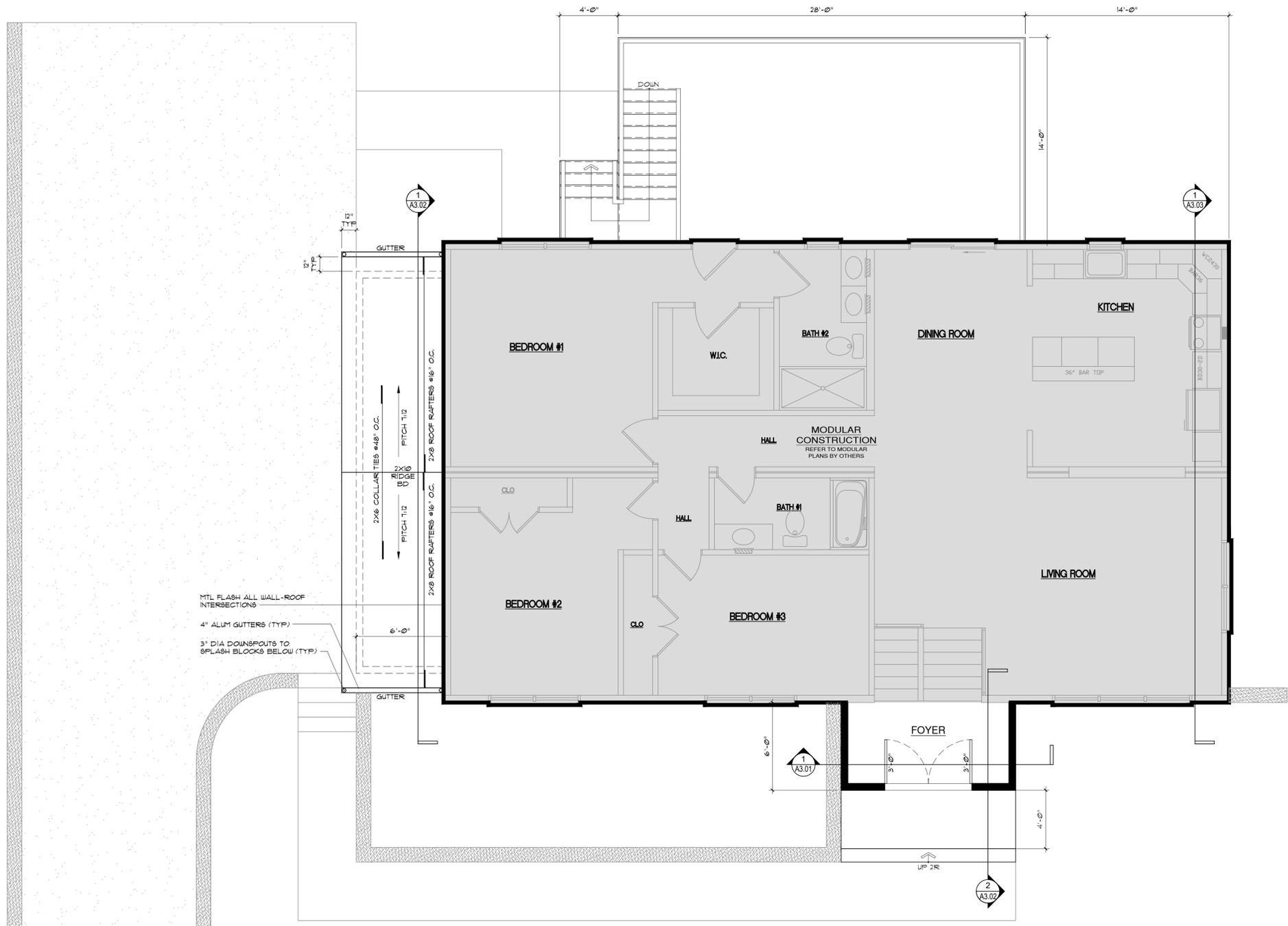
34 Young Street
Green Tek Land & Site, LLC
34 Young Street
Cortland Manor, New York 10567
S-B-L: 13.13-2-34
Town of Cortland - Westchester County

FOR ZONING BOARD OF APPEALS REVIEW & APPROVAL

Date: February 5, 2026

Revisions:

S1.02



1
S1.02 Basement Architectural Plan
Scale: 1/4" = 1'-0"



NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
© JOSEPH G THOMPSON ARCHITECT, PLLC. ALL RIGHTS RESERVED.



SEAL
Joseph G. Thompson, P.A.
New York State License #036057

34 Young Street

Green Tek Land & Site, LLC
34 Young Street
Cortland Manor, New York 10567
S-B-L: 13.13-2-34
Town of Cortland - Westchester County

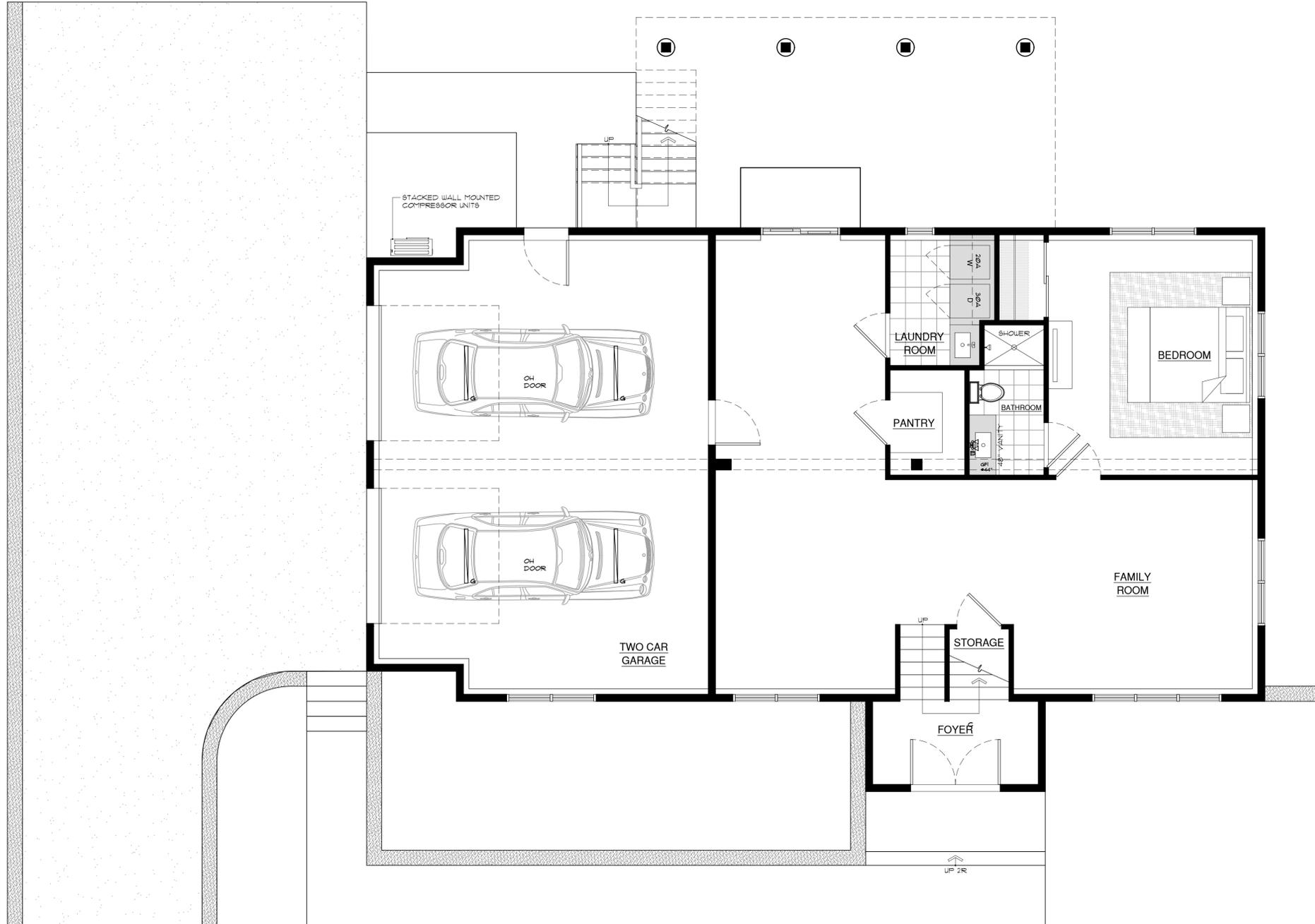
FOR ZONING BOARD OF APPEALS REVIEW & APPROVAL

Date: February 5, 2026

Revisions:

- △
- △
- △
- △
- △

A1.00



1 Basement Architectural Plan
A1.00 Scale: 1/4" = 1'-0"



NOTES:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
© JOSEPH G THOMPSON ARCHITECT, PLLC. ALL RIGHTS RESERVED.



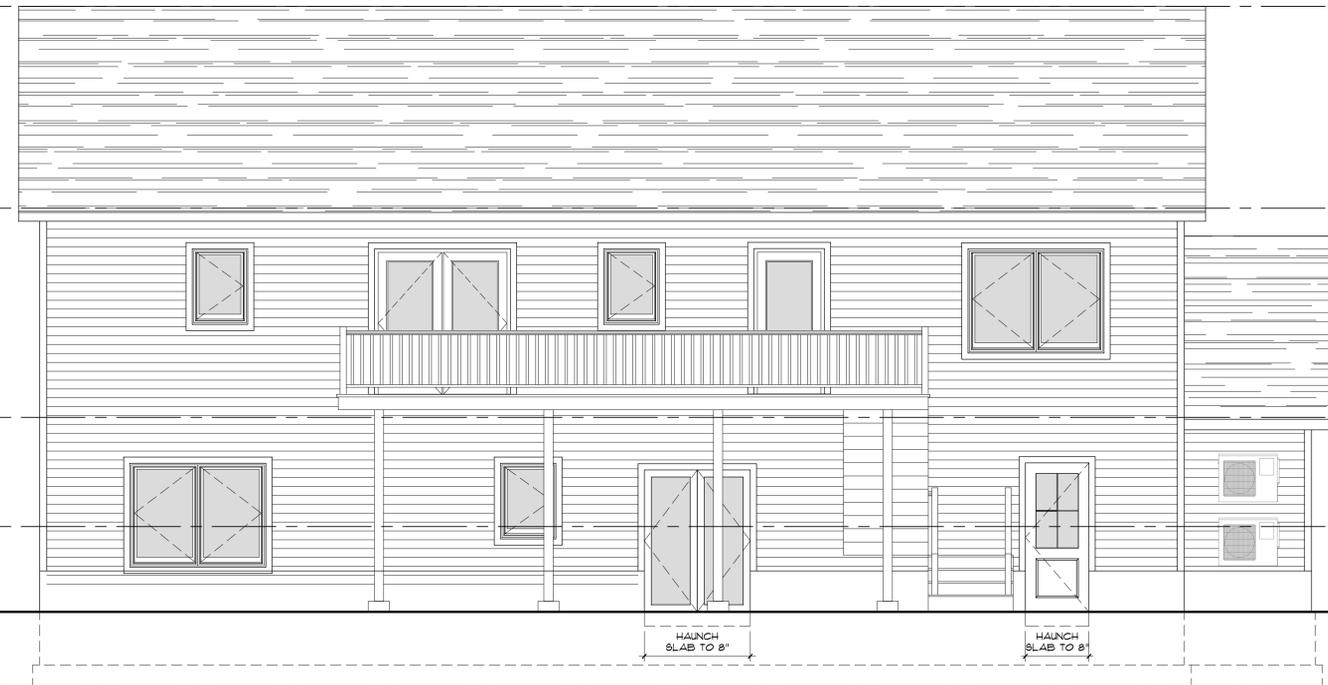
SEAL
Joseph G. Thompson, RA
New York State License #036057



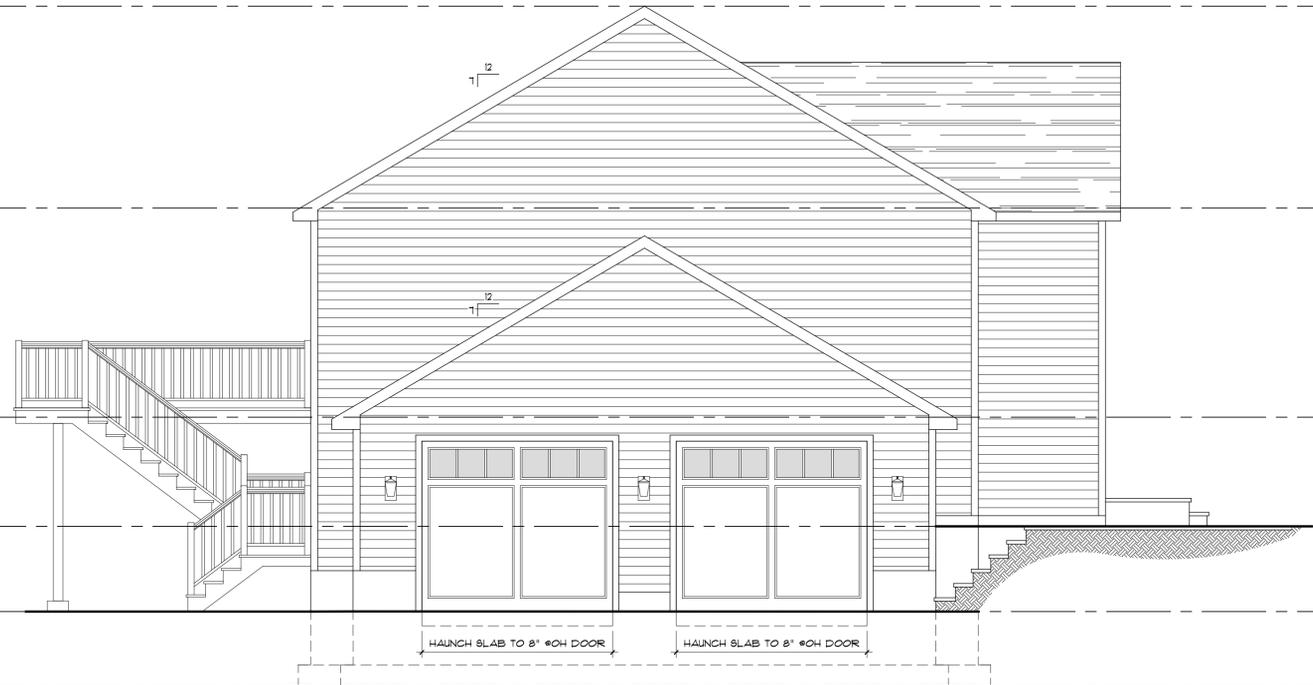
1 East Elevation
A2.01 Scale: 1/4" = 1'-0"



2 North Elevation
A2.01 Scale: 1/4" = 1'-0"



3 South Elevation
A2.01 Scale: 1/4" = 1'-0"



4 West Elevation
A2.01 Scale: 1/4" = 1'-0"

34 Young Street
Green Tek Land & Site, LLC
34 Young Street
Corlandt Manor, New York 10567
S-B-L: 13.13.2-34
Town of Corlandt - Westchester County
FOR ZONING BOARD OF APPEALS REVIEW & APPROVAL

Date: February 5, 2026

Revisions:

- ▲
- ▲
- ▲
- ▲

A2.01

ZONING BOARD OF APPEALS

Town of Cortlandt
Westchester County, New York

DECISION & ORDER

Case #: 2025-6

Petitioner: **Paola Patino/Miguel Rodas**
Owner: Same
Address: **60 Carolyn Drive**
Tax Map Designation: **Section 22.08 Block: 2 Lot: 61**
Present Zoning: **R-20**
Nature of Petition: Area Variance Use Variance Interpretation

Describe Request: A variance from Section 261-23, Curb Cuts, single-curb cut allowed, second curb cut is proposed.

Drawings: *Property Survey prepared by Steven J. Green, PLS dated December 16, 2024*

Board Members: Present: Absent:
Michael Fleming
Wai Man Chin
Benito Martinez
Frank Franco
Michelle Piccolo-Hill
Tom Walsh
Chris Beloff

The above referred to Petition, having been duly advertised in The Croton Gazette, the official newspaper of the Town of Cortlandt in the weekly issue published on 7/10/25 – 7/16/25, 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 dates, 7/22/25, 10/16/25 & 11/20/25 held at Town Hall 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 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 variances are 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. In the opinion of the Zoning Board of Appeals there will be an undesirable change in the character of the neighborhood and a detriment to nearby properties will be created by granting the requested variance for an additional curb cut for a second driveway. According to the applicant the second driveway had already been informally created by the previous owner when they purchased the house. They continued to use the driveway and applied to the Town for a driveway permit. The applicant was issued a denial letter as a second curb cut for a second driveway is not permitted under Town Code. The applicant uses the second driveway to park a recreational vehicle, a boat, personal vehicles, and according to information gained by photographs and visits to the area by Zoning Board members, items related to the applicant's business. The number of vehicles parked in this area and coming and going from the site is not in character with the residential neighborhood of single-family homes. In addition, in an R-20 zoning district a recreational vehicle and boat cannot be located in the front or side yard. As this application was progressed the applicant proposed an extension to the driveway in an effort to relocate the recreational vehicle and boat to the rear yard. The location of this second driveway is within 75' of

Westchester Lake, a regulated wetland. The parking of vehicles within the wetland buffer could potentially have adverse environmental impacts to the lake given the potential of oil or gasoline leaks and runoff caused by the creation of an impervious surface within the buffer. The applicant was given the option of presenting alternative designs for the driveway such as a pervious gravel surface, buffer plantings, etc. but never presented sufficient details or justification.

2. The benefit sought by the applicant can be achieved by some other feasible method. The house already has an existing paved driveway and garage for personal vehicles. The boat and recreational vehicle could be stored off-site. In addition, the recreational vehicle and boat are permitted to be on the property as long as they are located in the rear yard. The applicant could investigate other methods to locate the vehicles in the rear yard.
3. The requested variance for the second curb cut is not a traditional request in the sense that it is not easily determined whether or not it is substantial. However, the number of vehicles and the activity going on in the driveway accessed through the second curb cut was substantial in the opinion of the Zoning Board of Appeals.
4. The requested second curb cut for a second driveway does, in the opinion of the Zoning Board of Appeals, have the potential for an adverse effect and impact on the physical and environmental conditions in the neighborhood or district. The number of vehicles stored in, and actively using the second driveway, does have a negative visual impact to neighboring properties. In addition, the location of the driveway is within the regulated wetland buffer to Westchester Lake and could have the potential to adversely impact the health of the lake.
5. While the driveway may have existed when the applicant purchased the property, their continued use of the driveway is a self-created hardship and in the opinion of the Zoning Board there are alternatives available to the property owner that outweigh the granting of the requested variance.

Therefore, the application for an Area Variance for a second curb is hereby **DENIED**. The applicant is hereby required to:

1) Rebuild the curb along Carolyn Drive and restore the area currently being used as a driveway to a natural/yard condition to the satisfaction of the Department of Technical Services.

Further it is 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: February 19, 2026
Cortlandt Manor, New York
Date filed: February xx, 2026

Chris Kehoe, AICP
Clerk, Zoning Board of Appeals

Michael Fleming
Chairman, Zoning Board of Appeals