

TOWN OF CORTLANDT  
PLANNING AND ZONING BOARDS

BOARD MEETING

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

July 22, 2025

7:00 p.m. - 8:00 p.m.

July 22, 2025

MEMBERS PRESENT:

Michael Fleming, Chairman

Wai Man Chin, Vice-Chairman

Chris Beloff, Member

Frank Franco, Member

Michelle Piccolo Hill, Member

Benito Martinez, Member

MEMBERS ABSENT:

Thomas Walsh, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

1 July 22, 2025

2 (The board meeting commenced at 7:00 p.m.)

3 MR. FLEMING: All right, I'd like to  
4 call to order the July 22, 2025 meeting of the  
5 Town of Cortlandt's Zoning Board of Appeals.  
6 First, I'd like to start by inviting anybody who  
7 wishes to join me in saying the Pledge of  
8 Allegiance.

9 MULTIPLE: I pledge allegiance to the  
10 flag of the United States of America and to the  
11 Republic for which it stands, one nation under  
12 God, indivisible, with liberty and justice for  
13 all.

14 MR. FLEMING: All right. Could we do a  
15 roll call?

16 MR. CHRIS KEHOE: Ms. Piccolo Hill?

17 MS. MICHELLE PICCOLO HILL: Here.

18 MR. KEHOE: Mr. Martinez?

19 MR. BENITO MARTINEZ: Here.

20 MR. KEHOE: Mr. Franco?

21 MR. FRANK FRANCO: Here.

22 MR. KEHOE: Mr. Fleming?

23 MR. FLEMING: Here.

24 MR. KEHOE: Mr. Chin?

1 July 22, 2025

2 MR. WAI MAN CHIN: Here.

3 MR. KEHOE: Mr. Beloff?

4 MR. CHRIS BELOFF: Here.

5 MR. KEHOE: Mr. Walsh noted as absent.

6 MR. FLEMING: Okay. All right, first has  
7 everyone had an opportunity to review the minutes  
8 from our May 15th meeting? And if so, I need a  
9 motion to approve the minutes.

10 MR. MARTINEZ: I make a motion.

11 MS. HILDINGER: I second.

12 MR. FLEMING: All in favor?

13 MULTIPLE: Aye.

14 MR. FLEMING: Any opposed? No. Okay. The  
15 meetings (SIC) from the May 15, 2025 meeting are  
16 approved. We have three cases today on our  
17 hearing. Mr. Beloff, you have the first one.

18 MR. BELOFF: Oh me?

19 MR. FLEMING: Yeah.

20 MR. BELOFF: Yeah, I have case number  
21 2025-6, the applicant being Patino and Rodas. I  
22 guess the applicant's here, could come up and  
23 explain.

24 MR. FLEMING: If you could first just

1 July 22, 2025

2 state your name, your address, and then anything  
3 you wish to present to us, we're happy to listen.

4 MS. PAOLA PATINO: Good evening  
5 everyone.

6 MR. FLEMING: You can pull it towards  
7 you.

8 MS. PATINO: Okay, my name is Paola  
9 Patino. Here's my husband, Miguel Rodas, and we  
10 have Franklin, he's our contractor, who's been  
11 helping us with like the application for 60  
12 Carolyn Drive. What we have applied for is a  
13 variance. We are aware that we are in a zoning R-  
14 20, which does not allow to have two drive, two  
15 paved driveways, which we already have one, but  
16 it's very narrow in which you can only have one  
17 vehicle behind the other. So we'd technically  
18 have to be moving every vehicle every time that  
19 we need to get out.

20 When we purchase the home, back in  
21 December it's been a very welcoming neighborhood,  
22 very, very nice. Everyone, it's very kind. So  
23 when we were on the process of purchasing the  
24 home, we did call the town and asked if we could

1 July 22, 2025

2 have our RV parked on the side, because there was  
3 existing gravel where we are requesting for the  
4 driveway. Which we were told you can park an RV  
5 on the side, not in the front. My realtor as well  
6 have called and said, you know, this is the  
7 reason we have an RV, we want to make sure the  
8 reason why was because we had, we lived in  
9 Ossining and Ossining did not allow you to have  
10 an RV parked in, on the back, on the side of the,  
11 on the side or backyard or anywhere. Nothing. I  
12 think it was above 15 feet long. So, and he was  
13 told yes as well, so, but as long as is on the  
14 side of the house, nothing projecting in the  
15 front. And so that's what we did.

16 We weren't aware of anything about the  
17 second driveway until we actually asked Franklin  
18 to help us out with paving the driveway, and he  
19 said, well, we have to do, do it the right thing.  
20 Doing the right thing is asking and filing for a  
21 permit through the town. And that's what exactly  
22 what we did. Franklin helped us out to do the  
23 process of the application, sending in all the  
24 information, doing all the application online and

1 July 22, 2025

2 everything until we got a response from Martin  
3 saying that unfortunately we are on R-20 zone and  
4 we are not allowed to have two driveways. That's  
5 when we came, we were aware that we couldn't have  
6 two driveways.

7 But we, I mentioned, I said there was  
8 already gravel there as if there was a driveway.  
9 And he said, well, that's whomever did that prior  
10 to was, was they just did it, you know. So I  
11 said, okay, no problem. So what can I do in order  
12 for us to get a second driveway because of the  
13 fact that we have to be moving the vehicles at  
14 all times. And sometimes he gets home late or he  
15 has to leave early and stuff and so we wanted to  
16 make it easy for us as well.

17 So we went and applied for the variance.  
18 I, I think I actually have sent to Chris, kind of  
19 an idea of how it would look like once we pave.  
20 We trying to cosmetically look, make the house  
21 look nice, because when we purchased it, from my  
22 understanding and also when we when moved in, the  
23 house was very abandoned. No one had cut the  
24 bushes, no one had cut the lawn. It was very,

1 July 22, 2025

2 very, very abandoned. And for what I heard from  
3 the neighbors, the house almost never got someone  
4 to mow the lawn for four years in a row. So they  
5 said that the, the, the grass was really high.

6 So there is a lot of, a lot of work that  
7 we've been trying to do to clean up, to make it  
8 appealing. But again, as you know, we all have to  
9 work, and we can't put a full time cleaning up  
10 and as well working. So we're trying to, working  
11 to make it look nice and that's why we are  
12 requesting for the driveway as well, to be able  
13 to park our RV, which is unfortunately right now  
14 is unlevelled, so every time we level it, the, it  
15 sinks in and it gets unlevelled again.

16 So as you know, we have cabinets like a  
17 home inside the RV and the cabinets are supposed  
18 to be flat like this. And right now one is up  
19 here and the other one's down here because of how  
20 unlevelled it is. And that was the main reason  
21 why we requested the second driveway. And then we  
22 can just have one either his truck or my car  
23 behind it. That's the story. That's my story.

24 MR. BELOFF: So I, I mean, I went out

1 July 22, 2025

2 there and took a look when I got the case. And I  
3 have two curb cuts on my piece of property. So I  
4 went out there with an open mind, thinking that  
5 you were back in the woods off of Jack Road, that  
6 it wouldn't be a big issue or whatever. But I, I  
7 understand why they only allow one curb cut  
8 right, to prevent a second driveway on the side  
9 of the house.

10 But I mean, not to say that's not with a  
11 variance, so that that could be given or  
12 whatever, but what's more important to me  
13 actually is how that would impact the surrounding  
14 neighbors in the neighborhood. So I, I guess  
15 first what I would like to do is open it up if  
16 there are any neighbors here from the  
17 neighborhood, if, if they had anything to input,  
18 if that's okay.

19 MR. FLEMING: Before you invite public  
20 comment, does anyone else in the board want to  
21 address directly address the applicant?

22 MS. PICCOLO HILL: I actually, I have a  
23 question. Have you ever considered, you mentioned  
24 one of your reasons for wanting another driveway

1 July 22, 2025

2 is because the fact that it's narrow and you have  
3 to do one car behind the other.

4 MS. PATINO: Mainly for the RV.

5 MS. PICCOLO HILL: Mainly for the RV?

6 MS. PATINO: Mainly for the RV.

7 MS. PICCOLO HILL: Okay.

8 MS. PATINO: Because if we continue  
9 having the RV the way it is, everything is going  
10 to get damaged.

11 MS. PICCOLO HILL: Right.

12 MS. PATINO: Like the whole the whole RV  
13 as it is, the cabinets are already going tilted  
14 because of the fact that as soon as you park the  
15 RV, you got to level it so it stays like a home.

16 MS. PICCOLO HILL: Right.

17 MS. PATINO: You know what I mean? So  
18 the cabinets are already a little bit shifted.

19 MS. PICCOLO HILL: Mm-hmm.

20 MS. PATINO: So mainly, mainly it's  
21 because of the maintenance of, in maintaining the  
22 RV in good conditions, because as you know, an RV  
23 it's not so cheap to even to drive it, even to  
24 maintain it and to have it. So it's mainly that.

1 July 22, 2025

2 And in order for us to be able to park the RV, we  
3 would have to pave all, you know, all the way up  
4 to the front to be able to have the RV all the  
5 way to the back, as opposed to showing anything  
6 on the, on the side of the house. Have you ever -  
7 - and what about, tell me a little bit about your  
8 house. Is there any place behind your house that  
9 you could park your RV?

10 MS. PATINO: So I actually sent an  
11 aerial image.

12 MS. PICCOLO HILL: I see it. God, I feel  
13 so loud.

14 MS. PATINO: Of the house with that,  
15 that part.

16 MS. PICCOLO HILL: Right.

17 MS. PATINO: So if you see the driveway,  
18 you do, we do have the ability of moving the RV a  
19 little farther back. The only thing is because  
20 how, how, when we purchased the house, somehow  
21 they had built a concrete path, something along  
22 those lines. And it's on one of the pictures as  
23 well that I took of the back of the house. Our  
24 idea is breaking that eventually and see if, you

1 July 22, 2025

2 know, we could move back a little bit more. But  
3 again, like I said, it's, as you could see those  
4 right there. Right. So we could move the RV back  
5 a little bit more. It's just the fact that we  
6 will need to do a lot more work as opposed to  
7 just paving it up to the corner of the patio.

8 MS. PICCOLO HILL: Okay. Thank you.

9 MR. FRANCO: I got, my other question  
10 was, besides the RV, I see in the picture there's  
11 a boat and the truck. Is, is it in the plan? It's  
12 not on that picture, but on one of the other ones  
13 you provided us --

14 MS. PATINO: Was that the red truck?

15 MR. FRANCO: It's a black truck. This --

16 MR. CHIN: Well that's a boat trailer, a  
17 boat and a trailer.

18 MR. FRANCO: Right. The boat and the  
19 trailer.

20 MR. CHIN: To hold your boat.

21 MR. FRANCO: So my thought was if, if  
22 it's the plan to put the RV there and then always  
23 have the boat and the trailer also there, you  
24 know, I, I was thinking that isn't particularly

1 July 22, 2025

2 appealing to have in the front of the house all  
3 the time.

4 MS. PATINO: Which, I agree with you.  
5 We have, he has been working on the boat because  
6 there was some things that needs to be done. And  
7 then sometimes when he comes home early, he's  
8 been working on the boat. We thought that, if we  
9 go back to one of the images of the back of the  
10 house, we wanted to inquire, not that we, you  
11 know, it's set in stone. You see that back all  
12 the way to the back that looks like gravel.

13 MR. FRANCO: Mm-hmm.

14 MS. PATINO: We wanted to know if we  
15 could push the boat back there and just keep it  
16 there, because we do have enough space on that  
17 back part to keep the boat there if it was a  
18 possibility. If not, then you know, we will look  
19 for other measures to take it out and keep it at  
20 a marina or, you know, have it elsewhere where  
21 you won't interfere with the appeal looking of  
22 the house as it is. And I am aware that it does  
23 not have that best of appeal looking as it is  
24 right now and I agree with that.

1 July 22, 2025

2 MR. FLEMING: Anyone else have any  
3 questions?

4 MR. CHIN: Yeah. Based on the pictures I  
5 see also on the boat, putting the boat in the  
6 back over there in that area over there, I don't  
7 see a problem with that. But the trailer itself  
8 would have to be in the backyard. Okay. I can't  
9 see how a trailer's going to fit back there and  
10 be behind the house.

11 MS. PATINO: The boat trailer?

12 MR. CHIN: No, the RV.

13 MS. PATINO: Well, the RV will stay  
14 where it's at.

15 MR. CHIN: Well that's, again, it's in  
16 the side yard. That's not permitted.

17 MS. PATINO: Right. So, we wanted to --  
18 so --

19 MR. CHIN: You got to be able to get  
20 that RV behind the house and the boat behind the  
21 house, so it's not in the side yard or the front  
22 yard.

23 MS. PATINO: Right. So going back to  
24 the, the original when I, when I started like I

1 July 22, 2025

2 mentioned, we were told that we could park an RV  
3 at the side of the house --

4 MR. CHIN: I don't know who, yeah --

5 MS. PATINO: -- until --

6 MR. CHIN: I don't know who told you  
7 that because that's been in the zoning for as far  
8 back as I can remember. And I've been on the  
9 zoning board for 30 something years. So never,  
10 whoever told you that was wrong.

11 MS. PATINO: Well there was more than  
12 one person that told us when we called the  
13 building department.

14 MR. CHIN: Oh.

15 MS. PATINO: I'm not sure if they just  
16 answered pretty quickly, yes, you can have an RV  
17 parked on the side of the house because maybe --

18 MR. CHIN: Things, things like that, you  
19 really have to go into, into the town, talk to  
20 them directly, not on the phone, because  
21 sometimes people don't know all the proper things  
22 to say and everything else. That's why things get  
23 messed up.

24 MS. PATINO: Which I understand,

1 July 22, 2025

2 completely.

3 MR. CHIN: I'm sorry to tell you this,  
4 but you know, but that's the zoning code, you  
5 know what I mean? And there's been many times  
6 where people want to put a RV on a side yard and  
7 I've turned it down over the years because it's  
8 not permitted by zoning.

9 MS. PATINO: Yes. And I was not aware of  
10 that.

11 MR. CHIN: Yeah.

12 MS. PATINO: Not even when we got the  
13 denial letter about the RV, about the, the  
14 driveway.

15 MR. CHIN: Right.

16 MS. PATINO: Because we did mention that  
17 we wanted to have the RV parked there when we got  
18 the denial letter. I didn't know.

19 MR. CHIN: Yeah.

20 MS. PATINO: Even then I was not aware  
21 of it.

22 MR. CHIN: Yeah.

23 MS. PATINO: Until Friday when I got an  
24 email from Chris, that --

1 July 22, 2025

2 MR. CHIN: Well, I'm saying even if you  
3 got a curb cut, what you're asking for, you  
4 couldn't park that RV anywhere on the side of the  
5 house.

6 MS. PATINO: Which I understand. What  
7 I'm, what I'm trying to say is that I was not  
8 aware at all --

9 MR. CHIN: Right, right. I understand.

10 MS. PATINO: -- until, until this Friday  
11 that --

12 MR. CHIN: That --

13 MS. PATINO: -- that I wasn't allowed to  
14 not even to park it on the side. So I was all  
15 this time under the impression, even before we  
16 purchased the house, once we purchased the house,  
17 after we requested for the, for the driveway and  
18 after we got the denial from the building  
19 department, that I was still, I was still  
20 thinking that we could still park it on the side  
21 until this Friday, when Chris has sent me an  
22 email saying, hey, this is what came up.

23 MR. CHIN: Yeah.

24 MS. PATINO: You're not allowed to have

1 July 22, 2025

2 the RV.

3 MS. PATINO: And I'm like, wait, what,  
4 what do you mean? I was told and I was told that  
5 before. And I, I wasn't told when the denial  
6 letter came across.

7 MR. CHIN: Yeah.

8 MS. PATINO: So yes, I understand what  
9 you're telling me.

10 MR. CHIN: Yeah.

11 MS. PATINO: But at the same time, this  
12 is just very, very new to us --

13 MR. CHIN: I'm sorry --

14 MS. PATINO: -- from Friday.

15 MR. CHIN: I'm sorry, you, you know, it  
16 happened to you, you know what I mean? But things  
17 like that, you have to, before you anybody buys a  
18 house, they should double check all that stuff  
19 before they even buy a house. But I'm just saying  
20 for, so whoever told you, they just made a  
21 mistake and I'm --

22 MS. PATINO: But should have, should  
23 have not, should have that come across when I got  
24 the denial letter and they should have told me?

1 July 22, 2025

2 Because when I, when I inquire for the, for the  
3 second driveway, I mentioned that I wanted to get  
4 the driveway for the RV.

5 MR. CHIN: Yeah.

6 MS. PATINO: So shouldn't that have come  
7 out at that point?

8 MR. CHIN: Yes, it should have.

9 MS. PATINO: And it didn't, even then.

10 MR. BELOFF: When you requested that,  
11 did you submit such plans to show a clear picture  
12 exactly what --

13 MS. PATINO: We, we submit, I --

14 MR. BELOFF: -- that it was on the side  
15 yard and that's where the RV was going?

16 MS. PATINO: Yeah.

17 MR. BELOFF: That was submitted when you  
18 applied for --

19 MS. PATINO: When we requested for the -  
20 -

21 MR. BELOFF: When you requested, yes.

22 MS. PATINO: No.

23 MR. BELOFF: Okay.

24 MS. PATINO: We actually, I called and I

1 July 22, 2025

2 spoke with the inspector.

3 MR. BELOFF: So then you don't get a  
4 good picture actually what's going on over the  
5 phone, right, what you requesting.

6 MS. PATINO: Yes.

7 MR. BELOFF: So --

8 MS. PATINO: But when I, I, when I got  
9 the denial letter, when I requested for the  
10 denial letter, because I had to send in the  
11 survey.

12 MR. CHIN: Yeah.

13 MS. PATINO: So they were just waiting  
14 for the survey, to get the denial letter. So I  
15 even went to, I came here to the town, to drop  
16 off the, the, the survey. And I gave it to, I  
17 gave it to them, they scanned it and the  
18 inspector said, this is all I needed to give the  
19 denial letter. Even then, they already knew that  
20 I needed it for the RV. So it is not that I just  
21 did everything over the phone. I even came in to  
22 drop off the paperwork. And I was here several  
23 times, not just once. I came inquiring about the,  
24 the property card and all of that stuff. So I

1 July 22, 2025

2 understand what you're telling me. But at the  
3 same time, I was not aware at all whatsoever  
4 until this Friday, not even from the building  
5 department, when I came to drop off the stuff.  
6 Because I should have, if I was told, you know, I  
7 would've requested it for a variance for the RV  
8 as well at the time that I requested it for the  
9 second driveway, knowing that I was not allowed  
10 to have the RV on the side of the house.

11 MR. FLEMING: And, and you're dealing  
12 with two different things here. One of them is  
13 the, you know, the, the second curb cut and the  
14 second driveway, essentially we'll call it. And  
15 the other one is the use that you're going to be  
16 parking an RV in an area where it's not allowed.  
17 I'm looking at this and I'm wondering if there is  
18 a way for you to solve both problems. You have a  
19 driveway, you have that small path which looks  
20 like it leads, you know, towards the water. And  
21 then you have that gravel area in the back that,  
22 I think you said it was boat parking.

23 And I'm wondering if there's not a way  
24 for you to work with your contractor to enable a

1 July 22, 2025

2 driveway to somehow utilize that gravel area,  
3 incorporate the path into it, and have a spot for  
4 you to park both your RV and your boat --

5 MS. PATINO: And that --

6 MR. FLEMING: -- past the house. And if  
7 there's a way to do that, so they're both in your  
8 backyard, I think you're dealing with your people  
9 who are saying, look, the problem is the  
10 character of the neighborhood is one of the five  
11 factors we have to heavily consider. And having  
12 an RV parked on a driveway, it's the use of the  
13 driveway that's really going to make people be, I  
14 would say, turned off by it. And if there's a way  
15 for you to work with your contractor and have an  
16 area in your backyard that would, you know, be  
17 flat and safe for your RV and your boat. And all  
18 you would need then is a driveway to connect to  
19 it, you might have more support is what I'm  
20 trying to say.

21 MS. PATINO: Is the, how do I word this?  
22 So, it's mainly more about the appeal looking, at  
23 how the RV would look for the neighbors and the  
24 neighborhood, about having the RV like right

1 July 22, 2025

2 there. Or --

3 MR. FLEMING: If you have the RV in the  
4 backyard, it doesn't matter anybody thinks,  
5 because it's legal. I mean there's no, there's  
6 no, there's no use violation there. You're  
7 allowed to park the RV in behind your house. So  
8 if you could come up with a way that you're going  
9 to have this space for the RV and the boat in the  
10 backyard then you're, you're asking for, you know  
11 --

12 MR. CHIN: A curb cut.

13 MR. FLEMING: -- a second driveway,  
14 which does require a variance, but you might  
15 have, I'm going to say a, a more positive  
16 reaction to giving a variance for something where  
17 we know you're working to try and avoid any  
18 negative impact to the neighborhood.

19 MS. PATINO: My question to you would  
20 be, could we work on the back of the house and  
21 pave on the back of the house to be able to move  
22 the RV and the boat if needed, both of them all  
23 the way to the back? because there is, there is  
24 enough space to the backyard to be able to move

1 July 22, 2025

2 it.

3 MR. FLEMING: I think you have to work  
4 with your contractor on that. I mean there are,  
5 there are other zoning issues. You can't like,  
6 for example, pave your entire property. So there  
7 are, there are zoning issues regarding the amount  
8 of pavement you're allowed to --

9 MR. FRANKLIN VILLA: That would be a  
10 quick question on there in regards to the septic  
11 system.

12 MR. KEHOE: You have to introduce  
13 yourself, yeah.

14 MR. FLEMING: Yeah, give me --

15 MR. VILLA: Yeah, Franklin Villa, I'm  
16 the owner of Villa and Sons Construction.

17 MR. FLEMING: Okay.

18 MR. VILLA: I'm a family friend and I  
19 known him for a while, so I'm trying to help them  
20 out to try and see how we can solve this issue.  
21 The question I would have is the setback  
22 requirements. As you can probably see on that  
23 survey she basically borderlines the pond, I am  
24 sure that there is got to be a buffer zone for

1 July 22, 2025

2 wetlands and a setback requirements. So now  
3 obviously yes, we could potentially build, we  
4 would have to build in order to give her a pad  
5 that is somewhat level for the RV and the boat in  
6 the back of the house, we would have to build a  
7 retaining wall to compensate for grade and change  
8 elevation. We could address the storm drain  
9 system without a problem because she has enough  
10 land for that purpose. The question is, by any  
11 chance, would anybody be able to inform me the  
12 setback requirements from that property line?  
13 Because as of right now, I believe that would  
14 stay, what, 59 feet? If I'm not mistaken. I can't  
15 see that clearly, but it looks like 59 feet from  
16 the corner of the house to the property line, you  
17 know. It, it would be nice to try and figure out  
18 the setback requirement from that line, so that  
19 we can build.

20 MR. FLEMING: I think what might be  
21 better for you guys to do is to adjourn this and  
22 answer some of the questions that we just raised  
23 and the questions you have. You can get some  
24 answers on what the setbacks would be and whether

1 July 22, 2025

2 or not it's possible for you to, to even, you  
3 know, do what we're suggesting, given the  
4 wetlands issues, as close to the pond as you are.  
5 And it may just be you need a little more time  
6 address those issues. Maybe your variance even  
7 changes what you want do, so

8 MR. KEHOE: Right. The, the zoning board  
9 can't really give you advice about, you know,  
10 whether what you're proposing is permissible, you  
11 know, what permits you need.

12 MR. FLEMING: Right.

13 MR. KEHOE: That would be best as, as  
14 the chair says, to sketch something out and, and  
15 talk over with Martin and see what he thinks.

16 MR. VILLA: Okay. Martin?

17 MR. KEHOE: Martin Rogers.

18 MR. MICHAEL CUNNINGHAM: We, we can also  
19 have a staff level meeting between now and the  
20 next meeting. It, we might have other neighbors  
21 who are here tonight who could speak on the  
22 application as is, but if you would like, you can  
23 -- I'm Mike Cunningham, the deputy town attorney.  
24 You can contact my office and we can make, set up

1 July 22, 2025

2 an appointment.

3 MR. CHIN: How long have, how long have  
4 you owned the home now?

5 MR. FLEMING: Since December you said?  
6 Yeah.

7 MR. CHIN: How long?

8 MR. FLEMING: December.

9 MR. CHIN: Oh, December.

10 MS. PATINO: Since December.

11 MR. CHIN: So basically that, that  
12 driveway, that unpaved driveway has been there  
13 way before you even moved in there. So I just  
14 want to put on record that you did not create  
15 that unpaid driveway that was always there and so  
16 forth.

17 MR. PATINO: Mm-hmm. Right.

18 MR. CHIN: And so these are things I  
19 want to put on record, but you know, like I say,  
20 like chairman said that if you could figure out  
21 the back area where you want to put an RV and  
22 where you want to put the boat or so forth, what  
23 you have to do to maintain it back there beyond,  
24 beyond the back of the house, okay. Then come

1 July 22, 2025

2 back and go to Martin, and get all that, try to  
3 figure it all out before you come back for a  
4 variance for just a curb cut then, you know what  
5 I mean? You know, for the driveway then  
6 everything is behind the house, then that's not  
7 an issue. Okay. So what I'm saying is that if you  
8 want, we can adjourn this until you have time to  
9 figure out what you want to do, you know?

10 MS. PICCOLO HILL: I just want to say, I  
11 mean the, that's the reason I was asking you if  
12 you have space behind your house to park it,  
13 because the thought is not to impact the views of  
14 other property, you know, people in your  
15 neighborhood, the impact on the neighborhood. So  
16 if you have the space back there, I think there  
17 people would, might be more amenable to your  
18 variance.

19 MR. VILLA: Okay. And I just do, I want  
20 to do a quick statement on here. So when, Paola  
21 and Miguel called me over to take a look at this  
22 project, I realized, and I've seen that uh, there  
23 is a curve cut there. There's already an entrance  
24 there. There was a preexisting area there that

1 July 22, 2025

2 was already an entrance to the driveway. There  
3 was an existing gravel driveway on the, on the  
4 grounds. And that's what I was able to measure.  
5 And that's when I told them that we need to  
6 follow the proper way in regards to getting a  
7 permit and all of that. Now that being said, the  
8 only question that we have is obviously after, so  
9 that I can talk to the gentleman, when you say  
10 park the vehicle or the RV behind the house, if  
11 we look at that survey, are we considering if we  
12 go past that corner line of the house, is that  
13 considered the back of the house already?

14 MR. BELOFF: The back of the house.

15 MR. FLEMING: Yeah, the back of the  
16 house would be, you know, where, where the 59.4  
17 distance --

18 MR. CHIN: The line of the house.

19 MR. FLEMING: -- goes from the pond.  
20 Right now it's touching that corner. That corner  
21 would be the line.

22 MR. CHIN: The yellow line right there.

23 MR. VILLA: That would be the line.  
24 Yeah, the yellow stops.

1 July 22, 2025

2 MR. CHIN: Which is the back of the  
3 house right here.

4 MR. VILLA: So if we are able to  
5 accommodate that RV past that corner point  
6 towards the back, that is considered the back of  
7 the house?

8 MR. FLEMING: That's back of the house.  
9 It's legal to park the RV there.

10 MR. VILLA: Okay. That's --

11 MR. FLEMING: You know.

12 MR. VILLA: All right, perfect. Thank  
13 You so much.

14 MR. FLEMING: You'd only be really  
15 asking for then the curb cut permit, not --

16 MR. VILLA: Yes.

17 MR. FLEMING: -- really, which is a use  
18 variance.

19 MR. VILLA: I understand. Thank you so  
20 much. Appreciate it.

21 MR. FLEMING: Okay. I think, I think we  
22 should allow -- you, you guys could sit. I think  
23 we should allow, if there's anyone in the public  
24 who wants to come up and make any comments. Yeah,

1 July 22, 2025

2 please, you guys could, you guys could sit down  
3 now.

4 MS. PATINO: I, before we do that --

5 MR. FLEMING: Okay.

6 MS. PATINO: -- I just have one more,  
7 one, one more thing to state. The RV right now,  
8 pretty much we have only about five feet that is  
9 away from that yellow line. It's really, really  
10 forward. So right now we pretty much are  
11 requesting for five feet to move the RV forward  
12 in order for us to be outside of the requirement,  
13 right, To not, so pretty much I, we are  
14 requesting for five feet extension for the RV,  
15 which would be that much past in the house and  
16 that's what we need to correct, pretty much?

17 MR. CHIN: Well right now we, we can't  
18 give you anything right now, but right now your  
19 RV, the way it's showing it's parked, you are  
20 about five feet away from the back of the house,  
21 you're saying?

22 MS. PATINO: Well, right now it's  
23 parked. You see that patio?

24 MR. CHIN: Yeah.

1 July 22, 2025

2 MS. PATINO: It's in front of, it's  
3 right next to the patio.

4 MR. CHIN: Patio. Right.

5 MR. PATINO: And that yellow line, where  
6 the AC sits --

7 MR. CHIN: Yeah.

8 MS. PATINO: -- it's pretty much past a  
9 little bit of the AC.

10 MR. CHIN: Right.

11 MS. PATINO: That's pretty much how much  
12 it's past. So pretty much we would be working to  
13 move the RV five feet forward than what it is  
14 right now.

15 MR. FLEMING: Well, what you'd want to  
16 do is you'd want to be able to present to us that  
17 you have a parking area for your RV which is  
18 entirely past, you know, if you have a, if you  
19 have a 32 foot RV, that means you have a 32 foot  
20 space past the back of your house.

21 MS. PATINO: Okay. And besides that, I  
22 actually took my time yesterday and I spoke with  
23 the neighbors that are surrounding me and none of  
24 them have an issue besides the gentleman that's

1 July 22, 2025

2 right across from me. But everyone else has  
3 actually, they don't really --

4 MR. FLEMING: Anyone who wishes to write  
5 us a letter in support or against, you're always  
6 welcome to and you could pass that information on  
7 to them.

8 MS. PATINO: Yeah, I have, I have all  
9 the letters.

10 MR. FLEMING: If you have them, you  
11 could submit them to Mr. Kehoe and he'll be happy  
12 to share those with the rest of us.

13 MS. PATINO: Yeah, they gave me their  
14 contact information. I actually wrote the letter,  
15 they let, they, they read it and they gave me  
16 their contact information and everything, so --

17 MR. FLEMING: Thank you very much. We  
18 have that. We appreciate that.

19 MR. CHIN: Based on the picture that you  
20 have right now.

21 MS. PATINOI: Mm-hmm.

22 MR. CHIN: Right now, the back of RV is  
23 by the air condition right there, which is maybe  
24 five or six feet away from the back of the house.

1 July 22, 2025

2 So as long as the back of the RV is beyond that,  
3 that's what's going by beyond the back of the  
4 house. Okay.

5 MS. PATINO: Okay. Yeah, that's no  
6 problem. I just wanted to also let, let you guys  
7 know that the neighbors are not, are not --

8 MR. FLEMING: We appreciate it and  
9 we'll, and we'll look at the letters you  
10 submitted.

11 MS. PATINO: Thank you.

12 MR. CHIN: Right now. We're going to  
13 adjourn this thing.

14 MR. FLEMING: Well no, no, we're not.

15 MR. CUNNINGHAM: We're going allow the  
16 public to speak.

17 MR. FLEMING: We're going to allow  
18 people to comment, so.

19 MR. CHIN: Okay. Why don't you have a  
20 seat for us?

21 MR. FLEMING: Come on up. Please state  
22 your name, your address, and then you're welcome  
23 to give us any comments you have.

24 Mr. STEVE SADLON: Okay. Steve Sadlon,

1 July 22, 2025

2 and my wife Carol. We live at 59, right across  
3 the street from 60.

4 MR. FLEMING: Okay.

5 MR. SADLON: My complaint is that I wake  
6 up every morning and look at it, everything  
7 that's over there and I don't want to see that.  
8 But let me give you some history on that site. If  
9 you look at the pictures when they were trying to  
10 sell the house, there was curbing from the  
11 existing driveway down to where supposedly it's  
12 been cut. That curbing is not there at all. The  
13 water just runs down the hill. Go back eight  
14 years, when the house started changing hands,  
15 they put in a finished basement, not an  
16 apartment, but a finished basement. But it was  
17 for somebody's mother-in-law and he put two  
18 gravel tracks and a car parked back there for  
19 access into the basement.

20 About five years ago, the house was  
21 sold. The woman rented upstairs out, rented the  
22 garage out to somebody's car and rented a  
23 basement apartment. And that is where the curb  
24 got cut and the gravel, so gravel got put in.

1 July 22, 2025

2 So of course when they bought the house,  
3 somebody didn't tell them, it's not illegal. but,  
4 so that's where your problem is.

5 My problem is, I'm tired of looking at  
6 this things since 12/31 or 12/30 and now we got a  
7 boat, cars, trucks, everything going on over  
8 there. I mean, I'd like to see a nice clean  
9 neighborhood too. But hopefully it will be.

10 Now they have another problem with a  
11 trailer in the back of the, the RV in the back of  
12 the house. They got a septic tank back there,  
13 which could present a problem to them.

14 MR. FLEMING: Again. Yeah, and, and you  
15 know, the, the town's building department will  
16 address, again if, if, if there are a wetlands  
17 issue, if there are septic issues. The contractor  
18 and the, and the town can, can address those  
19 issues. So --

20 MR. SADLON: We've been here 58 years in  
21 that house, so we know what's transpired in the  
22 neighborhood.

23 MR. BELOFF: And your property, sir, is  
24 where?

1 July 22, 2025

2 MR. SADLON: Right across the street.

3 You were over there in the --

4 MR. BELOFF: Yes, I just want to make

5 sure that that was --

6 MR. SADLON: 59.

7 MR. BELOFF: -- that's --

8 MR. SADLON: Right. Right across the

9 street.

10 MR. BELOFF: Understood.

11 MR. SADLON: Okay. Thank you for your

12 time.

13 MR. FLEMING: Thank you. Appreciate it.

14 Anyone else have any comments in the audience?

15 Come on up. Same thing, when you get here, just

16 state your name and your address for the record.

17 MS. ANNA BUDDS: Sure. Good evening,

18 everyone. My name is Anna Budds. This is my

19 husband Damien Budds and we live at 17 Jack Road.

20 We've been at that house, our grandparents with

21 it, since 1954. And then our in-laws and Damien's

22 parents, and now we purchased the house. So we've

23 been part of the community for a very long time.

24 I think you know us because of all the issues we

1 July 22, 2025

2 had with Wallace Pond as well. So we've been, we  
3 won't bring up that issue. But we do appreciate  
4 the Rodas and the Patinos as they are trying to  
5 improve the, you know, the home. We all care  
6 about our home. We pay decent taxes and so on.  
7 but you know, we also share the same sediment  
8 that we are not worried. You know, they have a  
9 beautiful RV, it's a beautiful boat. But once we  
10 start allowing a lot of variances after they're  
11 gone, who comes next? Is it going to be a nicer  
12 RV? Is it going to be just a trailer home that  
13 now they're going to put parking there. And it  
14 does, you know, deter from our values of our  
15 house, of our property.

16 So we do want to keep that you know,  
17 peaceful, that, you know, aesthetics of the  
18 property. And also when we do have a lot of rain  
19 Wallace Pond does swell up and we've had where  
20 our property goes, the water goes up 20 feet. So  
21 I was just wondering, you know, from the plans,  
22 it does look like that with 59 feet being the  
23 narrowest part, I'm thinking if that happens  
24 again, you know, that's another 20 feet that goes

1 July 22, 2025

2 up for them. So for their you know, talking  
3 about, you know, leveling and so on, what does  
4 that look like? It might never be something  
5 that's leveled. But it was just, you know, we  
6 just, we appreciate what the zoning board has  
7 done in putting all these things into place. It's  
8 there for a reason.

9 And I understand, you know, moving, you  
10 know, when our kids, they all get cars, it's who  
11 goes out first to work. We all have to get up a  
12 little earlier and trying to see who we can move,  
13 move the car first and so on. But I don't know if  
14 Damien has anything else he wants to add.

15 MR. DAMIEN BUDDS: No, I mean, they,  
16 I've never met them, but they seem like very nice  
17 people. But I mean, I'm sorry that she was  
18 misinformed about that, but I have to agree that  
19 seeing the RV and the boat in front of the house  
20 is definitely taking away from the aesthetics of  
21 the neighborhood. And I mean, I'm sorry, but  
22 that's not something I want to see. I mean, maybe  
23 if it's in back, maybe if the second driveway, I  
24 don't, if it's in back and out of the way, I

1 July 22, 2025

2 think it's going to be much more palatable for  
3 everybody. And you know, I'm sorry that she was  
4 misinformed. That seems like a horrible thing to  
5 happen.

6 MS. BUDDS: And yeah, I was just going  
7 to add, especially if you're coming from  
8 Ossining, and you know, those strict rules, I,  
9 that would be my main thing that I would find and  
10 also, you know, get it in writing as well and  
11 looking up, you know, what the zones are, which  
12 seems a shame.

13 MR. CHIN: Yeah, understandable.

14 MS. BUDDS: All right.

15 MR. FLEMING: Thank you.

16 MS. BUDDS: And that was all. Thank you.

17 MR. FLEMING: Thank you. Anyone else in  
18 the audience? Come on up. Same thing again, state  
19 your name and your address and you can pull that  
20 mic down a little lower towards your face.

21 MS. CAROL ANN SADLON: Okay. Carol Ann  
22 Sadlon, 59 Carolyn Drive. I live across the  
23 street.

24 MR. FLEMING: Okay.

1 July 22, 2025

2 MS. SADLON: Husband, Steve. That RV has  
3 been in that side, what they would like to do,  
4 the side driveway, the winter, it was covered  
5 with a cover. I have pictures of it covered. Now  
6 that RV has not moved, it does not have a license  
7 plate on it. They moved it from the side to the  
8 original driveway because they were having work  
9 done. It sat there in their driveway for several  
10 days. A gentleman was cleaning it. We thought  
11 they were selling it, because it has no license  
12 plate on it. It then, July 5th, it was moved back  
13 and put in the area towards the back of the yard,  
14 the driveway.

15 So and, there's a lot of stuff going on  
16 over there. There's a boat, the RV is over here,  
17 there's a tree down, there's gas cans, there's  
18 debris. It is an eyesore for us to look out from  
19 the front of our house every day. I don't like  
20 it. That's 58 years we've been in that house. And  
21 we did have a problem with the previous lady who  
22 then sold it to them, but she had rented it out.  
23 We had a problem with the grass cutting. The  
24 house was not abandoned. There were people living

1 July 22, 2025

2 there. But she had rented out three different  
3 sections of that house. It was not abandoned  
4 except for the front lawn. We had been here  
5 because we were complaining about it not being  
6 cut.

7 It has, it's just very upsetting to be  
8 in our house for that length of time and all this  
9 is going on over here. They're very nice people.  
10 They're very hardworking. That RV has not moved.  
11 What are they using it for? Are they going to put  
12 somebody in it? It has no license on it. If  
13 they're going to plunk it back there, is it going  
14 to stay there like it has been since? If they  
15 closed on December 30th and it's moved there,  
16 What good is an RV? It's sitting in a driveway.  
17 The boat is here on a trailer.

18 They're very hardworking people. He has  
19 a business in Peekskill. Let him take the RV and  
20 park it at his business. Let him take the boat,  
21 park it at his business. I don't know what to  
22 say. They're not using, they're not utilizing  
23 their two toys and that's what it is. They want  
24 some driveway to park their toys and we have to

1 July 22, 2025

2 look at it. I'm very upset about it.

3 MR. FLEMING: Thank you, ma'am.

4 MS. SADLON: And I, I'm pretty sure if  
5 you were living there for 50, in a house for 58  
6 years, you'd be upset too to have that happen  
7 right across from you, from your front windows. I  
8 thank you.

9 MR. FLEMING: Thank you ma'am. All  
10 right, anyone else on the board? All right, so  
11 we're going to adjourn this then. I think we need  
12 a motion to adjourn and a second.

13 MR. MARTINEZ: Motion to adjourn.

14 MR. FRANCO: Second.

15 MR. FLEMING: All in favor?

16 MULTIPLE: Aye.

17 MR. FLEMING: Opposed? All right, so  
18 we're going to adjourn this to our next meeting.  
19 What's the date of the next meeting?

20 MR. KEHOE: August 21st.

21 MR. FLEMING: Okay. August 21st. I'd  
22 recommend the applicant address, you know, the  
23 concerns that have been raised. You can come back  
24 up and speak if you have any questions or

1 July 22, 2025

2 comments.

3 MS. PATINO: Well we would have to  
4 adjourn for September because --

5 MR. FLEMING: Okay, that's fine.

6 MS. PATINO: -- we're going to be --

7 MR. FLEMING: No, that's fine.

8 MS. PATINO: -- we're going to be out of  
9 the country.

10 MR. FLEMING: That's not a problem.

11 MS. PATINO: Just for the record, the RV  
12 has license plates. The, the license plates are  
13 in the picture. Unfortunately she has to see this  
14 for three months because she's never there. She  
15 only comes for three months out of the year. So  
16 we haven't seen her until now. She came back from  
17 Florida. So it's about two, three months. My RV,  
18 I haven't moved it. I can move it if I wanted to,  
19 if I didn't want to, I don't have to move it. I  
20 think it is a toy for a reason. So just wanted to  
21 bring that to, to your attention that it's  
22 registered and I'm paying my insurance every  
23 month.

24 MR. FLEMING: All right, so I encourage

1 July 22, 2025

2 you guys to take Mr. Cunningham's idea for a  
3 meeting to heart and maybe set something up. You  
4 could address the various wetlands, the various,  
5 you know, paving, you know, issues that may come  
6 up. You could come up with a way to address it.  
7 Also, to the extent you have any plans to make it  
8 more, you know, say less of an eyesore if there's  
9 something you can do with landscaping or fencing  
10 or anything, that you think can make it more  
11 attractive. These are the factors we consider.  
12 One of them is, you know, its impact on the  
13 neighborhood. And we, we consider that, you know,  
14 to be a very important factor. So take this time  
15 and it's not going to be next month, it's going  
16 to be, what's that meeting?

17 MS. PATINO: September.

18 MR. CHIN: September 18th.

19 MR. FLEMING: September 18th.

20 MS. PATINO: Perfect.

21 MR. FLEMING: So for the September 18th  
22 meeting, you know, take those to heart too. And  
23 if you have something else you can get, get to  
24 us, we can look at it.

1 July 22, 2025

2 MR. CHIN: For September 18th, you have  
3 to get something in by August 29th to the --

4 MS. PATINO: We have, we, we will get  
5 that done.

6 MR. CHIN: Okay.

7 MS. PATINO: We have enough time.

8 MR. CHIN: Well, like I'm saying --

9 MR. FLEMING: All right, so use, yeah,  
10 so use that time to your advantage and we'll --

11 MR. CHIN: Figure out what you want to  
12 do, you know, if you want to make plans to  
13 however you want to do it, you know what I mean?  
14 You know, that's the only way you're going to get  
15 any kind of variance or something like that. But  
16 it definitely has to be in the back of the house  
17 for any RV or any trailers.

18 MR. BELOFF: I, I would definitely hold  
19 on to what, what Wai's saying here. We're  
20 looking for a curb cut for the purpose of putting  
21 an RV on a side of a house that's not even  
22 allowed to be there by code. So if it cannot be  
23 put to the back of the house and septic system  
24 and everything, but that's not for, for me to

1 July 22, 2025

2 decide, right. That's -- you guys work out.

3 MR. CHIN: You've got to figure that  
4 out.

5 MS. PATINO: That's not even there.  
6 It's, that's on the that's underneath my porch,  
7 which is farther out. So definitely, my septic is  
8 not even, not even any of that.

9 MR. BELOFF: Okay. That's something to  
10 work out with --

11 MR. FLEMING: Again, the town, I would  
12 take him up from the offer. I would set up a  
13 meeting and, and figure out the best way to  
14 accomplish what you want to do.

15 MS. PATINO: Perfect. Thank you. I  
16 appreciate your time.

17 MR. FLEMING: No problem. We'll see you  
18 guys in two months.

19 MS. PATINO: Have a good night.

20 MR. FLEMING: Enjoy the rest of your  
21 summer. All right, so --

22 MR. CHIN: You already made a motion to  
23 --

24 MR. FLEMING: We've already made a

1 July 22, 2025

2 motion to adjourn it.

3 MR. CHIN: Yeah, we already made a  
4 motion to adjourn to September.

5 MR. FLEMING: All right, the next case  
6 is 25-7, Benito's case.

7 MR. MARTINEZ: That's my case, Mr.  
8 Chairman. We have the case number 2025-7 and --

9 MR. FLEMING: You know the deal please,  
10 the name and --

11 MR. MARTINEZ: The name of the applicant  
12 is Claudia Villeda, owner at VANDG Landholding  
13 Group LLC, Yuka's, address is 2011 Albany Post  
14 Road. And in this case, we also have, Mr.  
15 Chairman, the planning board as the lead agent  
16 with the case of 2025-9. If you can please let us  
17 --

18 MR. JOHN LENTINI: Good evening. Mr.  
19 Chairman, members of the board, members of the  
20 town staff. I'm John Lentini, I'm architect for  
21 Claudia Villeda who's here today, proprietor of  
22 this business in her 10th year. She's seeking to  
23 get a canopy over an outdoor dining area she has.  
24 The area is located perfectly for this use. It's

1 July 22, 2025

2 out away from the parking lot and on the  
3 southeast side of the building, a lot of sun. It  
4 is over the street by several feet, it's not  
5 right on the right of way. But we're right on the  
6 lot line. For some reason this corner lot, which  
7 is kind of L-shaped, the lot lines make it look  
8 more like a boomerang. They pinch the lot at  
9 these places that I'm certain there was a reason  
10 in the past. But right now, it just is a hardship  
11 for the lot.

12 The, the variance we're asking for is  
13 zero. We're trying to go right up to the lot  
14 line. The actual patio does encroach on the town  
15 property about 60 so square feet. And we'll need  
16 a, a special license or a permit from the town to  
17 maintain that portion of the patio. Beyond that,  
18 there is a planting of windbreak trees, evergreen  
19 trees that, that shield it from view, from  
20 Furnace Dock Road and it acts as a windbreak  
21 also.

22 So, we expect that with the addition of  
23 the canopy, she'll get a few more days of use out  
24 of this. It's a kind of a windy area and you

1 July 22, 2025

2 know, she does use it now, but it's a very  
3 limited use. As far as putting it anywhere else,  
4 I just discovered there was an application in  
5 2007, I don't think it was filed, to put it in  
6 the parking lot as an expense of some two  
7 handicapped spaces and two loading spaces  
8 surrounded by planters. But even with the  
9 planters, the traffic would be heading right  
10 towards it in two directions, as opposed to like  
11 a sidewalk cafe where the traffic is running, you  
12 know, horizontally to this area. So you wouldn't  
13 expect, even though people could jump the curb, I  
14 know.

15 But we're trying to keep up with what  
16 the trends today, ever since COVID-19, it's  
17 become more popular and almost necessary to have  
18 outdoor dining. Many people are still very wary.  
19 I know it's a lot of masks. The first time I saw  
20 a mask was on an airplane in 2020 in, in, I think  
21 it was April. I didn't even know about COVID-19.  
22 And there's people rubbing their seats down with  
23 alcohol and I thought boy, what kind of plane,  
24 did you, you put me on a leper plane or

1 July 22, 2025

2 something. And then next thing you know,  
3 everything is restricted and there's been a lot  
4 of help with the jurisdictions, keeping  
5 businesses fluid and successful. So we're here,  
6 you know, asking that you could do the same for  
7 us.

8 MR. MARTINEZ: Yeah, hopefully we're not  
9 going to have something like that again, let's  
10 hope, but --

11 MR. LENTINI: No, but still on our  
12 minds.

13 MR. MARTINEZ: But yeah, I review all  
14 the five factor in and basically you're not  
15 asking too much anyway, so I particularly, I'm  
16 the one that I have this case, but I do not have  
17 any problem with you to have that. So I don't  
18 know if one, I just want to open to my colleagues  
19 to see if they have anything to add into.

20 MR. FLEMING: I have a question for  
21 Chris and Michael. Since planning board's lead  
22 agency, we don't have, we don't have to actually  
23 issue a DNO?

24 MR. KEHOE: No, the attorney corrected

1 July 22, 2025

2 me today.

3 MR. CUNNINGHAM: It's, it's a type two  
4 action.

5 MR. FLEMING: Oh, okay.

6 MR. CUNNINGHAM: So there's no actual,  
7 it doesn't need a negative declaration.

8 MR. KEHOE: The use of the, the use of  
9 my phrase lead agent isn't correct. The planning  
10 board is running a concurrent process for site  
11 plan approval.

12 MR. FLEMING: That's fine.

13 MR. KEHOE: But that doesn't stop you  
14 from issuing the variance.

15 MR. FLEMING: Okay, That's what I wanted  
16 to ask. Thank you. Sorry, go ahead.

17 MR. MARTINEZ: No, no, that's, I'm just  
18 want to open it.

19 MR. FLEMING: Listen, I, I have, I have  
20 no problem with, with what you're asking. I think  
21 it satisfies the five factors. I think it's the  
22 perfect spot to have the patio. I think the  
23 overhang will make it better. I look forward to  
24 eating there. So you have no problem -- I have no

1 July 22, 2025

2 problem with this.

3 MR. LENTINI: Thank you.

4 MR. CHIN: Yeah, I drive by there every  
5 day, maybe twice a day. And you have the  
6 shrubbery right there and everything's behind  
7 that thing. I don't see a problem with any kind  
8 of vehicles or anything like that. I have no  
9 problem with this.

10 MR. BEHOFF: I would have to agree. I  
11 mean, I never even noticed the canopy with the  
12 shrubs and stuff that are there on the side. It  
13 kind of keeps it hidden. I have no issue with  
14 that.

15 MR. LENTINI: Thank You.

16 MS. PICCOLO HILL: Yeah, my only concern  
17 would be because it's right on the property line  
18 if emergency vehicles can get by, but I think  
19 because it's elevated and the road is, you know,  
20 wide enough that they can get by if necessary. I  
21 definitely --

22 MR. LENTINI: Yeah, the property line  
23 does, doesn't seem to respect the actual right of  
24 way.

1 July 22, 2025

2 MS. PICCOLO HILL: Yeah.

3 MR. LENTINI: You know, right away is in  
4 the, on Albany Post Road, it's 30 feet away. Our  
5 property line is 30 feet from the paving.

6 MS. PICCOLO HILL: Yeah.

7 MR. LENTINI: From the right of way.

8 MS. PICCOLO HILL: Yeah. I'm, I, I don't  
9 really have any concerns.

10 MR. MARTINEZ: All right. I want to know  
11 if anybody on the Zoom has any questions?

12 MR. FLEMING: Or anybody present?

13 MR. MARTINEZ: Or anybody present. Okay.

14 MR. FLEMING: All right. I think --

15 MR. MARTINEZ: I make a motion to close  
16 the public hearing.

17 MR. CHIN: On case of 2025 --

18 MR. BEHOFF: Second.

19 MR. MARTINEZ: On case of 2025-7

20 MR. CHIN: Second.

21 MR. FLEMING: All in favor?

22 MULTIPLE: Aye.

23 MR. FLEMING: Any opposed? All right.

24 Public hearing is closed.

1 July 22, 2025

2 MR. MARTINEZ: So I make a motion to  
3 approve the variance for a side yard variance for  
4 proposed canopy over an existing patio. It  
5 requests 30 feet proposed, 0.0, variance is 30  
6 feet for 100 percent. SEQR type II, no further  
7 compliance is required.

8 MR. CHIN: Second.

9 MR. FLEMING: All in favor?

10 MULTIPLE: Aye.

11 MR. FLEMING: Congratulations.

12 MR. LENTINI: Thank you very much. I  
13 appreciate it.

14 MR. FLEMING: Good luck. All right. And  
15 our last case, I think is Mr. Franco's.

16 MR. FRANCO: Yes. So, yep. So this is --

17 MR. FLEMING: Sorry, you have an empty  
18 house here.

19 MR. FRANCO: Yeah. So this is --

20 MR. CHIN: Is anybody else affected? No.

21 MR. FLEMING: I'll let let Frank  
22 introduce you first and then and then we'll have  
23 you state your name for the record, but let, let  
24 Frank do his thing first.

1 July 22, 2025

2 MR. FRANCO: Yep. So this is for case  
3 2025-8 for Jennifer Ronnenburger on behalf of  
4 Floor and Decor to get some signs put in. And I  
5 will let you discuss the details.

6 MS. SUSAN SARTAIN: Sure. Jennifer  
7 couldn't be here. She had a family emergency. I  
8 am Susan Sartain, still with Go Permit, on behalf  
9 of Floor and Decor. it's going to be new to this  
10 area, similar to a Home Depot, which are more  
11 well known, or a Lowe's. What we're seeking,  
12 variance for signage. It's a, it's a very  
13 particular kind of parking lot. It's very heavily  
14 wooded along the side of the road, as I actually  
15 came into town today. It's my first time here.  
16 Thank you for allowing me here, from Virginia  
17 where it's 115 degrees today. So I'm very excited  
18 to be here.

19 So the main signage on the front of the  
20 building, as you guys were reviewing, it's 180  
21 feet in frontage, so that only allows us like 80  
22 feet. And I know as y'all were doing the math  
23 back there, it's kind of particular in how the  
24 math is calculated. So with a building of that

1 July 22, 2025

2 scale only allowing 80 feet, or excuse me, square  
3 feet, the signage on the front of the building  
4 would be very particular, very, very small. And  
5 as we are proposing also a pylon sign, we do need  
6 some of that square footage for the pylon sign.

7 So as I was driving up, sorry, my  
8 orientation here is a little off, so I wasn't  
9 sure if I was going east or west. As you were  
10 coming up, I believe the address was, our address  
11 is 294, so it was 285, there are lines of trees  
12 and bushes on that particular side of the road,  
13 so there's no visibility, low or high coming up  
14 for that pylon. When you're in, coming from the  
15 opposite direction, it was the Dunkin Donuts and  
16 I believe it's a Gulf gas station in the service  
17 center.

18 MR. MARTINEZ: That is correct, yes.

19 MS. SARTAIN: If you're standing in the  
20 Dunkin parking lot, so that's maybe 300 yards,  
21 you can see the front of the building. But  
22 because of the canopy and the landscaping, you  
23 can't see the pylon. So it's kind of a slippery  
24 scale right there. It, you can't see the

1 July 22, 2025

2 visibility. So, if you're only having a sign  
3 that's closer to what code actually allows, which  
4 is the 80 square feet, you're not going to see it  
5 with the scale of the building being that far  
6 back. So if I'm in a car actually driving, you're  
7 just going to see a little red postage sticker  
8 and no sign on the street.

9 So that's the major concern, which is  
10 the first variance we're seeking is for the, the  
11 main brand sign on the front of the building,  
12 which is 138 square feet. I know it's larger, a  
13 lot larger than what code allows. But because of  
14 the position and it also facing away, I believe  
15 that residents are kind of behind that building  
16 and it's facing a wooded parking lot, I don't  
17 believe that it'd be an impact to the community.

18 And then we have the non-illuminated  
19 directional sign. Again with the distance, it's  
20 only nine inches tall, although it is 10 inches  
21 wide, it's double what's allowed as a directional  
22 not illuminated. And again, from a distance, if  
23 we cut that in half, that's a four inches. So you  
24 really wouldn't be able to see it in any

1 July 22, 2025

2 direction. And, and again, it's a way finding,  
3 it's directional for our customers to know where  
4 they need to go to pick up their goods.

5 MR. FRANCO: Yeah. I, I think continue  
6 if you, please.

7 MS. SARTAIN: Oh, no, no, go ahead.

8 MR. FRANCO: I was going to say the  
9 directional sign, I think we were generally okay  
10 with that. But the big sign on the face of the  
11 building --

12 MS. SARTAIN: Sure.

13 MR. FRANCO: I guess we were, you know,  
14 feeling maybe if we could scale it to more of a  
15 hundred percent over instead of, I guess it's,  
16 it's even more than that now. I don't know the  
17 exact percentage of it, but I think we were  
18 talking numbers like 112 square feet would put it  
19 more as a hundred percent sure of you know, the  
20 variance size, I guess. Would that be more in  
21 scale?

22 MR. FLEMING: Yeah, I mean, what we were  
23 talking about was, you know, there's a, a history  
24 of Route 6 and trying to work with businesses to

1 July 22, 2025

2 do what you want to accomplish. And the town  
3 obviously does want to work with businesses to,  
4 to allow them to advertise, you know, themselves  
5 to pass -- to passersby. And traditionally on  
6 the, I'll call it the, the, the front of the  
7 store signs, we had allowed a hundred percent  
8 increase in the allowance on the front of the  
9 store, but unfortunately the pole sign does, you  
10 cut into your total allowance. So if, if you take  
11 the a, you know, the 80 square feet that you're  
12 allowed and you deduct the 24 for your pole sign,  
13 you're left with 56 square feet. And if you were  
14 to double that and do what we had traditionally  
15 done, which is a hundred percent, you'd be 56  
16 times two would give you 112 square feet. And if  
17 you were to come up with a way to have that in  
18 front of your building sign, be 112 square feet  
19 and then keep your pole sign, I think we all also  
20 agree that that pole sign maybe should be a  
21 little bit lower to the ground than it is, it  
22 being at the wire level.

23 MS. SARTAIN: Well, there is, it is  
24 actually elevated for --

1 July 22, 2025

2 MR. FLEMING: That's just a suggestion  
3 really. That's not like a requirement.

4 MS. SARTAIN: No, absolutely. And I'm  
5 sorry the depiction wasn't as great as it should  
6 be. It makes it look way into the wires, but  
7 that's actually an elevated location. So  
8 unfortunately I don't have the, the actual slope  
9 of it. So it's kind of right below the top wires.  
10 But again, if you zoom back on that picture, you  
11 don't see it because of those trees. And then  
12 from the opposite direction, coming from the  
13 other way of that picture, you don't see it  
14 because of the canopy, even if you lower it.

15 So, I mean, it would have to be 25 foot  
16 high to see over the canopy. And even if it was  
17 five foot to the ground, like a typical monument  
18 or something like that, you still wouldn't see it  
19 driving because of how that canopy is from the  
20 gas station and also that. So, typically higher  
21 up visibility is better than something that's on  
22 the ground.

23 MR. FRANCO: Understood.

24 MS. SARTAIN: Because if a truck is

1 July 22, 2025

2 coming the opposite direction, you don't see  
3 behind the truck driving in the opposite  
4 direction.

5 MR. FLEMING: The other thing we talked  
6 about before the meeting was how we hate gas  
7 stations that have the big pole with their sign  
8 on top, as opposed to when you go a little  
9 further down to the Cortlandt Commons and the  
10 Cortlandt Town Center, they have the monument  
11 style. So it's, I'm going to say it's a nicer  
12 looking presentation, so it's, it's taller, it's  
13 not --

14 MS. SARTAIN: It's nicer, you know, when  
15 it's a multi-tenant location, typically it's a  
16 brick monument that, that advertises everything.  
17 Again, we're trying to get height that's a box a  
18 box sign, landscaping taller, kind of a tall  
19 shrub can be put in front of it to block the  
20 pole. So really you would, that would be up to  
21 you guys how tall you would want some kind of  
22 vegetation, landscaping in front of it. But it,  
23 it would be a traditional pole sign.

24 MR. FLEMING: All right. What about the

1 July 22, 2025

2 idea that, you know, if we were to, to give, to  
3 condition this on you, having the sign on the  
4 front of the store, no greater than 112 square  
5 feet and then also conditioning it, that you'd  
6 have some kind of foliage. I, I didn't even  
7 address that with the rest of the board, but is  
8 there anybody who has a comment to make on  
9 whether or not to put some foliage in front of  
10 the pole?

11 MS. PICCOLO HILL: I would love  
12 something in front of the pole.

13 MR. FLEMING: Yeah.

14 MS. SARTAIN: I heard.

15 MS. PICCOLO HILL: Yeah.

16 MS. SARTAIN: I heard. That's why we  
17 offered.

18 MS. PICCOLO HILL: You know, I mean, I  
19 think you, you just said that it's not really  
20 visible even at the height that it's at. So I  
21 guess my question is, so what's the advantage of  
22 having it so high if it's already not visible?

23 MS. SARTAIN: Well, even lowering it  
24 makes it less visible because you're putting it

1 July 22, 2025

2 behind traffic. So a truck coming by, you don't  
3 see it. So traditionally when you're looking at a  
4 sign, you're looking like, you know, you're  
5 looking up for where's the signs --

6 MS. PICCOLO HILL: Right.

7 MS. SARTAIN: -- for this building? So,  
8 your eyes will actually look up.

9 MS. PICCOLO HILL: Right.

10 MS. SARTAIN: So a big truck and the,  
11 the bigger they come today, it's going to drive  
12 by and you're going to miss it.

13 MS. PICCOLO HILL: Yeah.

14 MS. SARTAIN: And then we're talking  
15 about 20 square, what are we looking at, 20  
16 square feet would be the difference as far as --

17 MR. FLEMING: Twenty-four square feet?

18 MR. CHIN: Yeah.

19 MS. SARTAIN: Twenty-four square feet.

20 MR. CHIN: Because right now, you have  
21 approximately 137, 138.

22 MR. FLEMING: We're knocking it down to  
23 112.

24 MS. SARTAIN: Yeah.

1 July 22, 2025

2 MR. CHIN: So it's a little bit, 20.

3 MS. SARTAIN: I mean, even if, you know,  
4 we did like aggressive calculations by taking out  
5 the spacing between the letters and then the  
6 larger the ensemble, pushing it together, I mean,  
7 we're reducing it by ten. So we're, we're really  
8 just kind of debating a little bit of square  
9 footage. It's, it's not massive that we're, you  
10 know, over kind of where we both are in  
11 positions. And again, with the distance and just  
12 the positioning, we're not, it's not causing any  
13 difficulty to the community really. It's facing a  
14 parking lot and, and, and a wooded parking lot at  
15 that.

16 MR. FLEMING: Yeah. And I'll tell you  
17 the reason really is, is we, we, we try and treat  
18 businesses uniformly. And since we've applied  
19 this standard in the past, the idea of deviating  
20 from that standard for one business --

21 MS. SARTAIN: We get it.

22 MR. FLEMING: -- is, is distasteful.  
23 You know, what we'd want to do is we'd want to  
24 say we welcome businesses. We treat you all the

1 July 22, 2025

2 same, though. We're not going to kind of give  
3 somebody a different, you know, approach.

4 MR. CHIN: From what I see, you know,  
5 trying to tighten that in from the lengthwise. I  
6 can't see that. Maybe if you shorten it in height  
7 by that little bit, you know what I mean? Because  
8 each one right now is almost two foot, 10 inches  
9 high for each Floor and Decor, you know what I  
10 mean? If they went, if it went down to two, eight  
11 or two, something like that, I think the sign  
12 will still be that size, look good.

13 MS. SARTAIN: Mm-hmm.

14 MR. CHIN: But you reduce that  
15 percentage by that much more, you know what I  
16 mean? You know.

17 MS. SARTAIN: Okay. So we're willing to  
18 go to 112, We just need to reduce it under 112?

19 MR. FLEMING: If you can get it under  
20 112.

21 MS. SARTAIN: I mean, I think that's a  
22 compromise.

23 MR. FLEMING: Yeah. I'm, I'm, I'm  
24 definitely, I can take that back. Traditionally

1 July 22, 2025

2 it's a brand standard size of the store dictates  
3 the size of the sign. So that's why this  
4 particular sign is, but if we're only talking 20  
5 square feet, I think we can --

6 MR. CHIN: Yeah, I think the, the, the  
7 length is fine. Just the, the height could be  
8 just a little bit, you know, and, and it'll still  
9 be fine.

10 MR. FLEMING: Again, I mean, we'd leave  
11 it, you, you guys could, could play with it as  
12 you can, but if you can get to that ceiling --

13 MS. SARTAIN: Okay.

14 MR. FLEMING: I, I think you could get  
15 an approval tonight from the board.

16 MS. SARTAIN: Sure.

17 MR. FLEMING: You know, with the  
18 condition that, you know, that sign is under 112.

19 MS. SARTAIN: Okay.

20 MR. FLEMING: And then also that your  
21 poll sign, if you are able to do some landscaping  
22 --

23 MS. SARTAIN: Some vegetation.

24 MS. PICCOLO HILL: I would appreciate

1 July 22, 2025

2 it.

3 MS. SARTAIN: Do we need to do number of  
4 plants or just something or proportion or --

5 MR. FLEMING: No. I mean that's a good  
6 question. Do we need to put a condition on --

7 MR. CUNNINGHAM: Landscaping to be  
8 approved by the planning department?

9 MR. FLEMING: So, yeah. So what would we  
10 do is we would condition it upon landscaping to  
11 be approved by our planning department.

12 MS. SARTAIN: Okay.

13 MR. FLEMING: And then you could set up  
14 a meeting with them and they could work with you  
15 on what kind of landscaping you can do to make  
16 the pole look a little less --

17 MS. SARTAIN: Polish.

18 MR. FLEMING: Polish, yeah.

19 MS. SARTAIN: I got no -- those are  
20 absolutely fine. I will, I'll take that back to  
21 Floor and Decor, I think they'll be happy with  
22 that.

23 MR. KEHOE: So when you say you're going  
24 to take that back, you're --

1 July 22, 2025

2 MS. SARTAIN: I'm in Virginia, so I'm  
3 going to go back tonight.

4 MR. KEHOE: Well, But, but I think what  
5 the zoning board, they're going --

6 MR. FLEMING: Well --

7 MR. KEHOE: -- correct me if I'm wrong.

8 MS. SARTAIN: No, they're fine. They'll  
9 be fine with it.

10 MR. FLEMING: We can vote on it tonight.

11 MS. SARTAIN: Let's vote on it tonight.

12 MR. FLEMING: And I think you're going  
13 to get a yes.

14 MS. SARTAIN: Yes.

15 MR. FLEMING: If you want to take it  
16 back and come back to us, we can reserve --

17 MS. SARTAIN: No, no, no. I meant just  
18 take it all back and they're going to, this is  
19 what we got tonight.

20 MR. CHIN: Just tell them that, you  
21 know, this is what we approved, that it's 112  
22 square feet overall for the, the Flore and Decor  
23 floor, the and sign. Okay?

24 MS. SARTAIN: Mm-hmm.

1 July 22, 2025

2 MR. CHIN: Total square footage, okay.  
3 All right. That way, as far as the, the pole sign  
4 outside, that stays the way it is. Well, maybe  
5 some, whatever you want to do there.

6 MS. SARTAIN: Okay.

7 MR. CHIN: The landscaping, that's  
8 different. But as long as that out to about 112  
9 square feet, I think we're going to approve it  
10 right now the way it is.

11 MS. SARTAIN: I'm good with that, if you  
12 guys are. So y'all vote, I'll stand here.

13 MR. FLEMING: We need a rather  
14 complicated motion, but it's, it's, it's one to,  
15 to approve the, the variances but with two  
16 conditions added on, the first one being that the  
17 sign on the storefront itself be maxed at 112  
18 square feet.

19 MR. FRANCO: Right.

20 MR. FLEMING: And then that the, the  
21 pole sign is approved as is but that the  
22 requirement that landscaping to be approved by  
23 the planning department?

24 MR. CUNNINGHAM: That's fine.

1 July 22, 2025

2 MR. FLEMING: You know, with respect to  
3 you know, landscaping in front of or around the  
4 pole.

5 MR. FRANCO: Okay. So --

6 MS. SARTAIN: And then I was going to  
7 say, and then just approving the directional  
8 sign?

9 MS. PICCOLO HILL: Oh, the customer  
10 service, yes.

11 MR. FLEMING: And the directional sign,  
12 approving the directional sign.

13 MR. FRANCO: Approving the direction  
14 sign.

15 MR. FLEMING: Yeah. So we need, so --

16 MR. FRANCO: All right, I, I'll take a  
17 shot at this one.

18 MR. FLEMING: Go ahead.

19 MR. FRANCO: All right. So first does, I  
20 don't see anyone, but does the public have any  
21 online or whatever--

22 MR. MARTINEZ: Zoom?

23 MR. FRANCO: -- any comments? Okay. So I  
24 make a motion to close the public hearing --

1 July 22, 2025

2 MR. CHIN: On case 2025-8.

3 MR. FRANCO: Yes, on case 2025-8.

4 MR. FLEMING: I need a second.

5 MR. CHIN: Second.

6 MR. FLEMING: All in favor?

7 MULTIPLE: Aye.

8 MR. FLEMING: The hearing is now closed.

9 MR. FRANCO: Okay. So I'm going to make  
10 a motion to approve 2025-8 for the sign that's on  
11 the building be restricted to 112 square feet  
12 with the pole sign being 24 square feet and some  
13 landscaping put in front of or around the pole as  
14 specified by --

15 MR. FLEMING: To be, to be approved by  
16 the planning board.

17 MR. CHIN: And also, the directional  
18 sign. Direction.

19 MR. FLEMING: One more. Hang on. Let me  
20 finish this one first.

21 MR. FRANCO: -- approved by the planning  
22 board.

23 MR. FLEMING: Planning Department.

24 MR. FRANCO: Okay. Planning department.

1 July 22, 2025

2 And then also to approve the directional sign --

3 MR. FLEMING: As submitted.

4 MR. FRANCO: -- which, as submitted for  
5 required it would've been six four square feet  
6 proposed to eight, which is the a hundred percent  
7 variance. This is a SEQR type II, no further  
8 compliance is required.

9 MR. FLEMING: All right. I need a  
10 second.

11 MR. CHIN: Second.

12 MR. FLEMING: All in favor?

13 MULTIPLE: Aye.

14 MR. FLEMING: Any opposed?

15 MR. CHIN: Get all that?

16 MS. SARTAIN: I'm sorry?

17 MR. CHIN: Did you get all that?

18 MS. SARTAIN: I did. I did get all that.  
19 Now I'm excited.

20 MR. CHIN: The only the big changes the  
21 112 square feet for the --

22 MS. SARTAIN: Yes, thank you.

23 MR. MARTINEZ: It's very important that  
24 you're okay with all that.

1 July 22, 2025

2 MS. SARTAIN: I'm okay with it. Yes. I'm  
3 not sweating. I'm telling you, it's 115 at home,  
4 so it's delightful.

5 MR. FLEMING: Congratulations.

6 MS. SARTAIN: Thank you.

7 MR. CHIN: And have a safe trip back.

8 MS. SARTAIN: Thank you.

9 MR. FLEMING: Yeah. Thank you. I need a  
10 motion to adjourn our meeting.

11 MR. CHIN: I make a motion to adjourn  
12 the meeting.

13 MR. FLEMING: Second.

14 MR. FRANCO: Second.

15 MR. FLEMING: All in favor?

16 MULTIPLE: Aye.

17 MR. FLEMING: Have a good evening,  
18 everybody.

19 MR. FRANCO: All right.

20 (The public board meeting concluded at  
21 8:00 p.m.)

22

23

24

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the Zoning Board of Appeals meeting of the Town of Cortlandt on July 22, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



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Date: August 4, 2025

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