

TOWN OF CORTLANDT  
PLANNING AND ZONING BOARDS

ZONING BOARD MEETING

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

May 15, 2025  
6:30 p.m. - 6:37 p.m.

May 15, 2025

MEMBERS PRESENT:

Michael Fleming, Chairman

Wai Man Chin, Vice-Chairman

Chris Beloff, Member

Frank Franco, Member

Michelle Piccolo Hill, Member

Benito Martinez, Member

Thomas Walsh, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

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2 (The board meeting commenced at 6:30 p.m.)

3 MR. MICHAEL FLEMING: All right, I would  
4 like to call to order the, what's today, May 15,  
5 2025 session of the town of Cortlandt Zoning  
6 Board of Appeals. I'd like to start, okay, I'd  
7 like to start by saying the pledge of allegiance.

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

13 MR. FLEMING: I apologize for my delay  
14 there. I'm working off of a piece of paper  
15 instead of a laptop for the first time, so it's  
16 going to be a little bit of a difference with  
17 paper. First, I have some housekeeping to do.  
18 We're going to be changing -- actually I have a  
19 proposal, I need a motion to change the July  
20 meeting from July 17th to July 22nd, with our  
21 work session starting at 6:30 on July 22nd, the  
22 meeting to follow immediately after the work  
23 session. Do I have a second?

24 MR. FRANK FRANCO: So moved.

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2 MR. FLEMING: All in favor?

3 MULTIPLE: Aye.

4 MR. FLEMING: All right so our July 17th  
5 meeting has been rescheduled for July 22nd.  
6 Second I need a motion to approve the April 24,  
7 2025 minutes.

8 MR. WAI MAN CHIN: So moved.

9 MR. FLEMING: A second?

10 MR. BENITO MARTINEZ: Seconded.

11 MR. THOMAS WALSH: Second.

12 MR. FLEMING: All in favor?

13 MULTIPLE: Aye.

14 MR. FLEMING: Alright. And Mr. Walsh is  
15 reminding me I didn't do a roll call. If you  
16 could do that please, Mr. Kehoe?

17 MR. CHRIS KEHOE: Ms. Piccolo Hill?

18 MS. MICHELLE PICCOLO HILL: Here.

19 MR. KEHOE: Mr. Martinez?

20 MR. MARTINEZ: Here.

21 MR. KEHOE: Mr. Franco?

22 MR. FRANCO: Here.

23 MR. KEHOE: Mr. Fleming?

24 MR. FLEMING: Here.

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2 MR. KEHOE: Mr. Chin?

3 MR. CHIN: Here.

4 MR. KEHOE: Mr. Walsh?

5 MR. WALSH: Here.

6 MR. KEHOE: Mr. Beloff?

7 MR. CHRIS BELOFF: Here.

8 MR. FLEMING: All right. We just have  
9 one case on for today.

10 MR. KEHOE: Sorry. Can we do one other  
11 bookkeeping thing?

12 MR. FLEMING: Yes.

13 MR. KEHOE: Just to note that the, the  
14 next regularly scheduled meeting would've fallen  
15 on a holiday Thursday. So, our next meeting is  
16 actually Tuesday, June 17th --

17 MR. FLEMING: Oh, yes.

18 MR. KEHOE: -- rather than our normal  
19 night. We'll, we'll, so maybe again, at the end  
20 of the meeting just announce that as well.

21 MR. FLEMING: All right. So our next  
22 meeting is on Tuesday, June 17th as opposed to  
23 Thursday the 19th?

24 MR. KEHOE: Yeah.

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2 MR. FLEMING: Okay.

3 MR. KEHOE: Thank you.

4 MR. FLEMING: It's on the bottom of the  
5 agenda, but yeah, that's fine. Yeah, we'll make  
6 that note. All right. So we do have case number  
7 25-5. Applicant, please come forward.

8 MR. JOSEPH THOMPSON: Good evening,  
9 board, Joseph Thompson, architect, representing  
10 the variance request for 77 Montrose Station  
11 Road. We have Justin Giordano, property owner,  
12 here with us this evening. We're back before the  
13 board since our initial presentation. Since then  
14 we've met, we've performed a walkthrough on the  
15 site with the board, familiarized the board with  
16 the property. And we've also submitted the  
17 requested section earlier today that I'm happy to  
18 review in the board with further detail, or to  
19 recap any of the application details that the  
20 board would like.

21 MR. FLEMING: I -- go ahead, if you have  
22 questions go ahead.

23 MR. CHIN: No, this is my case.

24 Basically, we did do a site visit on May 3rd.

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2 Okay. And there's a, a few members that were  
3 there and we looked at -- well, I looked at it  
4 and the other board members looked at it, where  
5 you are proposing a new garage, the two car  
6 garage and the storage above it.

7 And we saw that we didn't really have a  
8 big problem with it because you have another  
9 garage in the front yard, a garbage shed way in  
10 the front by the road, and another garage in the  
11 back over, there. Okay. Which are basically used  
12 for, not garages, but basically for storage or  
13 something like that. You know what I mean? The  
14 other thing is that we, I think when we walked  
15 around the property, I not have, I wouldn't have  
16 a problem with where you want to put the garage.  
17 Okay. There's a couple areas to the rear and to  
18 the, the left of the house, maybe we want to put  
19 some greenery, between your house and, or let's  
20 say further away. So the people on this side, and  
21 that's the back area don't really see the garage  
22 or see, you know, just some greenery, some  
23 evergreens, or something like that, that would be  
24 done by planting, they would take care of that.

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2 When you submit something to them and that was  
3 it. You know what I mean? Otherwise, that's it.

4 MR. FLEMING: Yeah, when we, when we had  
5 our, our, public session, our work session, right  
6 before this, we -- it seems like there's, there  
7 are votes to approve this, but there would be two  
8 conditions on it. The first one Wai just  
9 mentioned, which, which would be subject to the  
10 planning department's approval, you know, some  
11 type of, you know, greenery, shading, shielding  
12 to provide some privacy to the two neighbors  
13 whose houses you could see and will definitely be  
14 able to see this, the garage structure. The  
15 second one was just that this structure not be  
16 ever used as, you know, habitation, for any  
17 habitation purposes. We, we're intending it to be  
18 a garage and storage and such. So, uh, just a  
19 condition that it not be used for, for any  
20 habitation purpose. With those two conditions, I  
21 don't think you'll have any problem with the  
22 vote, going in your favor. So I just wanted to  
23 let you know that's what we're planning to do and  
24 if you have anything you want to address on

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2 that, we welcome it.

3 MR. THOMPSON: Both are completely  
4 agreeable. landscaping is something the property  
5 owner would like to make the improvements on  
6 anyway. And, we're happy to work with planning to  
7 establish a level of landscaping that might be  
8 appropriate. So thank you.

9 MR. FLEMING: Okay. Well, with those two  
10 conditions, I think we would need --

11 MR. CHIN: Well, I just want to add one  
12 little thing. Basically, at the last meeting I  
13 had indicated there was no water, but now I, I  
14 hear that there's going to be a little bit of  
15 water there for slop sink.

16 MR. THOMPSON: That's correct.

17 MR. CHIN: Okay.

18 MR. THOMPSON: I had spoke incorrectly  
19 at our last meeting. During the site visit, we  
20 clarified --

21 MR. CHIN: Right.

22 MR. THOMPSON: There is a --

23 MR. CHIN: Again, that's, that's the  
24 only thing permitted is a slop sink.

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2 MR. THOMPSON: Correct, limited to first  
3 floor slop sink only.

4 MR. CHIN: Okay, good. That's it as far  
5 as I'm concerned.

6 MR. FLEMING: So I think we just need a  
7 motion to approve with those conditions.

8 MR. CHIN: Okay. All right. So then I'm  
9 going to make a motion, actually to close the  
10 public hearing on case 2025-5.

11 MR. FLEMING: I need a second.

12 MR. FRANCO: Second.

13 MR. FLEMING: All in favor?

14 MULTIPLE: Aye.

15 MR. CHIN: Okay.

16 MR. FLEMING: All right.

17 MR. CHIN: So I'm going to make a motion  
18 to grant a variance for a detached -- well I'm --  
19 it says detached building height of seven feet  
20 allow for eave line, top of wall to the top ridge  
21 for a 12'8" proposed required variance for 5'8",  
22 and also for the accessory structure in the front  
23 yard and the accessory structure is a two-car  
24 garage and storage. All right. And, I think

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2 that's the --

3 MR. WALSH: The conditions.

4 MR. CHIN: -- height.

5 MR. FLEMING: Just with the two  
6 conditions mentioned earlier.

7 MR. CHIN: Yeah. That, yeah, those two  
8 conditions, no, no, there's no habitable space  
9 going be provided for this over here. And, and  
10 height variation, variance for the storage area  
11 in the back to kind of make the, the garage look  
12 like the house, which I agree with. Okay. And  
13 this is a type two under the SEQOR and no further  
14 compliance required. Do I have a second?

15 MR. FLEMING: I need a second.

16 MR. MARTINEZ: Seconded.

17 MR. FLEMING: All in favor?

18 MULTIPLE: Aye.

19 MR. FLEMING: No opposed. All right,  
20 with those two conditions, your application is  
21 granted.

22 MR. THOMPSON: Thank you very much. I  
23 appreciate the board's consideration.

24 MR. CHIN: Okay. And just, just wait to

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the plan gets everything done for, for your, DNO  
and everything else and they'll call you for  
building permit and so forth and so on.

MR. THOMPSON: Perfect. Thank You.

MR. CHIN: Okay. Thank you. Have a nice,  
nice day.

MR. FLEMING: Thank you. Thank you. All  
right, so now I just want to motion to close the  
hearing.

MR. CHIN: So moved.

MR. FLEMING: All in favor?

MULTIPLE: Aye.

MR. FLEMING: We are closed.

MR. CHIN: Goodnight.

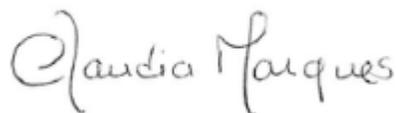
MR. FLEMING: Thank you all. Have a good  
night.

(The public board meeting concluded at  
6:37 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Zoning Board of Appeals meeting of the Town of Cortlandt on May 15, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: May 28, 2025

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