



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/88663522093?pwd=KaEslsyPq5Gu2Zcug3SplWgdZbABbo.1>

AGENDA.....ZONING BOARD OF APPEALS

Town Hall – 1 Heady Street
Cortlandt Manor, NY 10567

Work Session – Thursday, October 16, 2025 at 6:30 PM

1. Discuss Agenda for the Regular Meeting

Regular Meeting – Thursday, October 16, 2025 at 7:00 PM *

1. Pledge to the Flag and Roll Call
2. Adoption of the Meeting Minutes for July 22 and September 18, 2025
3. **NEW PUBLIC HEARINGS**
 - A. **Case No. 2025-10 – Application of Michael & Maria Carrasquillo** for an area variance for a proposed shed located in the front yard at 1 Giordano Drive.
 - B. **Case. No. 2025–11 - Application Zarecki & Associates, LLC** for a sign area variance at the gas station/convenience store located at 2225 Crompond Rd.
 - C. **Case No. ZBA 2025-12 – Application of Nora Hildinger, on behalf of Craig P. Taylor and Lisa Gunther** for an area variance for an existing pool and pool deck located in the front yard at 11 William Puckey Drive.
4. **ADJOURNED PUBLIC HEARING**
 - 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.

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

NEXT REGULAR MEETING THURSDAY, NOVEMBER 20, 2025

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Beloff

CASE NO.: 2025-10

Name of Applicant: Michael and Mariella Carrasquillo

Owner: Same

Address of property: 1 Giordano Drive

Section, Block, Lot: 45.13-4-24

Prior ZBA Case No.:

Zone: R-40

Lot Size: 1.452 Acres

Request: Area variance from §307-17, 307 Attachment 3, Table of Dimensional Regulations, Accessory Structure, shed not permitted in the front yard.

Staff Comments: The Code Enforcement office received a building permit application on July 16, 2025 for a proposed 10' by 20' shed to be located on an existing gravel pad. The shed is located in the defined front yard. The lot is a flag lot. The shed is located approximately 200' from Giordano Drive.

Variance(s) Requested: An area variance for an existing shed in the front yard.

SEQR: TYPE II – No further compliance required



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

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

Martin G. Rogers, P.E.
*Director of Code
Enforcement/D.O.T.S.*

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1010
Fax #: 914-293-0991

Town Supervisor
Richard H. Becker

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

Mariella Carrasquillo
1 Giordano Drive
Cortlandt Manor, NY 10567

September 5, 2025

Re: Proposed Shed
1 Giordano Drive
Tax ID 45.13-4-24

Ms. Carrasquillo:

I am in receipt of your Building Permit Application received July 16, 2025 for 10' x 20' Shed at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: Accessory Structures are not permitted in the Front Yard. Section 307-17, 307 Attachment 3, Table of Dimensional Regulations, Residential Districts. Request for a variance from the Code is required.

The Zoning Board of Appeals application shall be completed online. If the application is deemed complete additional instructions will follow and then the project will then be placed on the agenda for the next available Zoning Board of Appeals meeting.

Additional information may be required upon subsequent reviews. Technical comments for the submission may be issued separately. If you have any questions or comments please feel free to contact me by email or at 914-734-1010.

Sincerely,

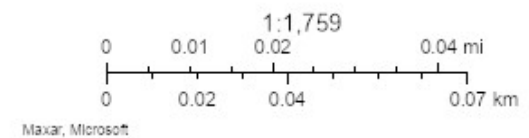
Martin G. Rogers, P.E.
Director of Code Enforcement
Department of Technical Services

Cc: Chris Kehoe, Town Planner

Cortlandt



10/6/2025, 11:02:28 AM





FM 23177-2

FM 23177-1

CERTIFIED TO: _____

SURVEYED: _____ AUGUST 14, 2025

BROUGHT TO DATE

BROUGHT TO DATE

MATTHEW A. NOVIELLO, P.E., L.S.
CONSULTING ENGINEERING
& LAND SURVEYING
77 HUGHSON ROAD
CARMEL, NY 10512
(845) 226-4004
NOVIELLO@ENGINEERINGNY.COM
Matthew A. Novello, P.E., L.S.
by: **MATTHEW A. NOVIELLO, P.E., L.S.**
NEW YORK STATE LICENSE NO. 50073

SURVEY OF PROPERTY
CERTIFIED TO AND
PREPARED FOR
CARRASQUILLO

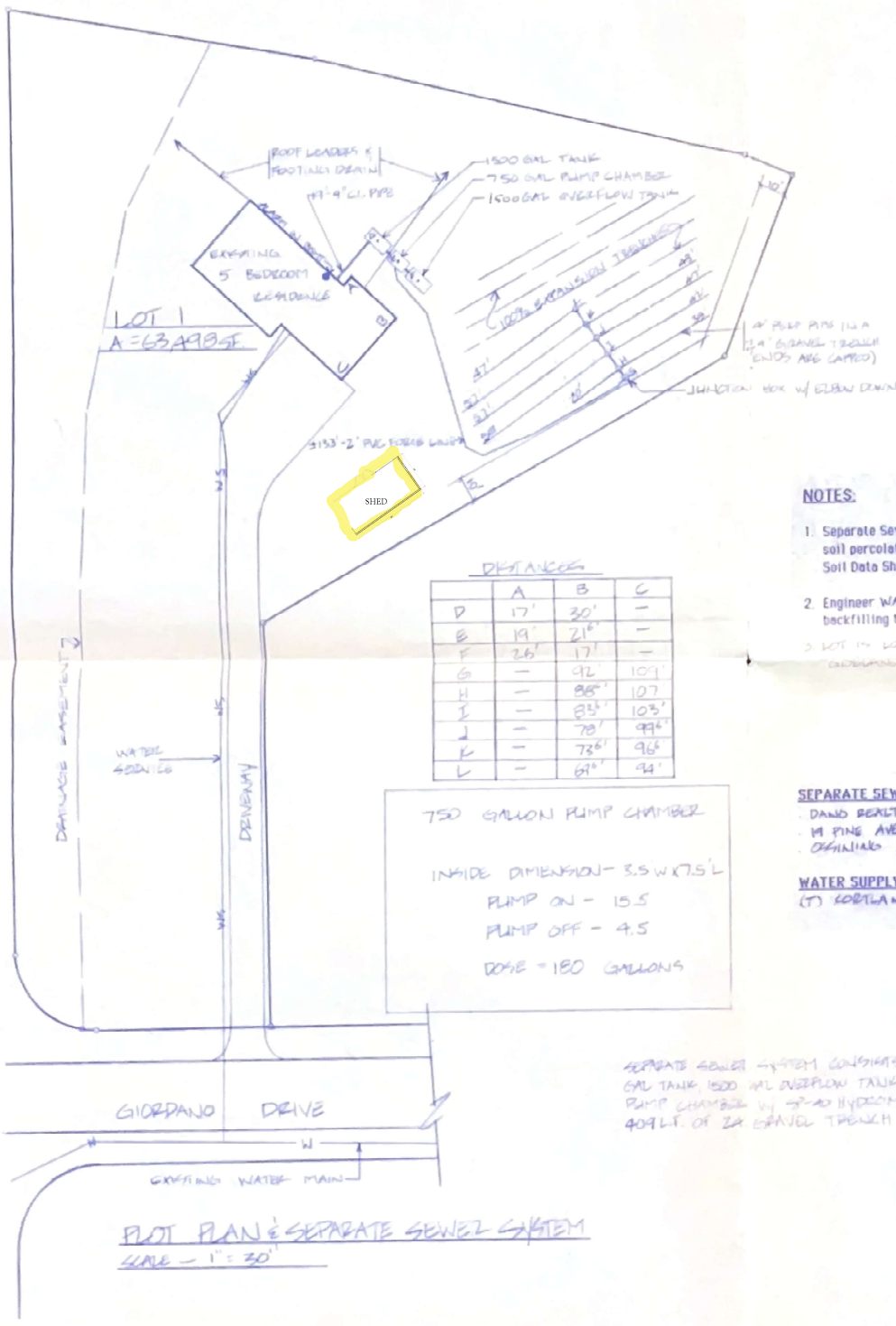
SCALE: 1" = 20'

0 20'

(25-100-5)

D 25-7

FURNACE DOCK ROAD



DETAILS

	A	B	C
D	17'	30'	-
E	19'	21'	-
F	26'	17'	-
G	-	92'	109'
H	-	88'	107'
I	-	83'	103'
J	-	78'	99'
K	-	73'	96'
L	-	67'	94'

750 GALLON PUMP CHAMBER

INSIDE DIMENSION - 3.5' x 7.5' L

PUMP ON - 15.5

PUMP OFF - 4.5

DOSE = 180 GALLONS

SEPARATE SEWER SYSTEM CONSISTS OF A 1500 GAL TANK, 1500 GAL OVERFLOW TANK, 750 GAL PUMP CHAMBER, 100% SEPARATION TRENCH & 409 LF. OF 24" GRAVEL TRENCH

NOTES:

1. Separate Sewage Disposal System (SSOS) is designed on a soil percolation rate of 6 to 7 minutes per inch drop (See Soil Data Sheet).
2. Engineer WAS notified prior to starting work and prior to backfilling trenches.
3. LOTS IN LOT #1 OF SUBDIVISION KNOWN AS "GREENWICH BRIDGE" FROM 6-24-70 TO 1-1-71 ARE 2-2-70.

SEPARATE SEWER SYSTEM BY:

DANO REALTY CORP.
19 PINE AVE.
ORANIHUA, N.Y.

WATER SUPPLY:
(T) CORTLANDT

OWNER & BUILDER:

DANO REALTY CORP.
19 PINE AVE.
ORANIHUA, N.Y.

WATER SHED:
HUDSON RIVER

DEPT. OF HEALTH

CERTIFIED
AS FINAL PLANS
DATE: 5/7/90
WEST CO. DEPT.
OF HEALTH

TOWN OF CORTLANDT

SECTION: 16	LOT: 4
BLOCK: 2	SUBLOT: 1
CROWN & ASSOCIATES P.E., P.C. 525 ALBANY POST RD, MONTROSE N.Y.	
AS BUILT SEWER SYSTEM FOR DANO REALTY CORP.	
LOCATION: GIORDANO DR. LOT 1 (T) CORTLANDT	
LICENSE NO. 062830	2-24-70 1-1-71 1-1-71



ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Chin

CASE NO.: 2025-11

Name of Applicant: Zarecki & Associates, LLC

Owner:

Address of property: 2225 Crompond Rd.

Section, Block, Lot: 34.06-3-1

Prior ZBA Case No.:

Zone: CC, community commercial

Lot Size: Approx. .3 Acres

Request: Area variance from Chapter 245 (Signs) of the Town Code, Section 245-7, Attachment 1 – Variance for Pylon Sign and Wall Sign.

Staff Comments: The Code Enforcement office received a building permit application on April 3, 2025 for a Pylon Sign panel and to reface an existing wall sign at the existing gas station/convenience store located at 2225 Crompond Rd. (Route 202). The Cameron's Deli sign already exists on the existing pylon sign. The existing sign box on the front of the convenience store will be changed from "Food Mart" to "Cameron's Deli". The façade length of the building is 44 linear feet. The CC zone permits 22 sq. ft. of total signage. 33 sq. ft. of signage is proposed.

Variance(s) Requested: A sign area variance from 22 sq. ft. to 33 sq. ft. for an existing pylon sign panel and an existing wall sign.

	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>	<u>%</u>
Wall Sign & Pylon Sign	22 sq. ft.	33 sq. ft.	11 sq. ft.	50%

SEQR: TYPE II – No further compliance required



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

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

Zarecki & Associates, LLC
88 NYS Route 22
Pawling, NY 12564

September 15, 2025

Re: Proposed Signs
2225 Crompond Rd
Tax ID 34.6-3-1

Richard Zapp:

I am in receipt of your Building Permit Application received April 3, 2025 for Pylon Sign Panels and reface wall sign at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: Chapter 245, Section 245-7, Attachment 1. Request for a variance from the Code is required. Total Business façade length is 44.0' +/- allowing 22.0 SF of total signage. 33 SF total signage is proposed requiring a variance for 11 SF (50%). Pylon Sign Face 15 SF proposed, Wall Sign 18 SF proposed.

The Zoning Board of Appeals application shall be completed online. If the application is deemed complete additional instructions will follow and then the project will then be placed on the agenda for the next available Zoning Board of Appeals meeting.

Additional information may be required upon subsequent reviews. Technical comments for the submission may be issued separately. If you have any questions or comments please feel free to contact me by email or at 914-734-1010.

Sincerely,

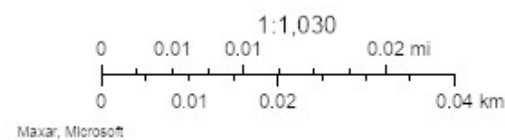
Martin G. Rogers, P.E.
Director of Code Enforcement
Department of Technical Services

Cc: Chris Kehoe, Town Planner

Cortlandt



10/6/2025, 11:28:25 AM



Cortlandt Manor, New York

 Google Street View

Jul 2025

[See more dates](#)

ZARECKI
&
ASSOCIATES, L.L.C.

Engineers • Architects

Joseph Zarecki, PE

88 NYS Route 22
Pawling, NY 12564
(845) 855-3771
(845) 855-3772 Fax
Website: zarecki.com
email: info@zarecki.com

October 3, 2025

Chris Kehoe, AICP
Director of Planning & Community Development
1 Heady Street
Cortlandt Manor
New York 10567

Re: 2225 Crompond Road, LLC
ZBA Sign Permit Application
2225 Crompond Road
(T) Cortlandt
Tax Map #34.6-3-1

Dear Mr. Kehoe,

In response to your email dated October 2, 2025, please note the following clarifications:

The current installed signage at 2225 Crompond Road include an existing "Cameron's Deli" sign in the free standing pylon which also includes the illuminated gas price signs. The Cameron's Deli sign was installed approximately two years ago and is proposed to remain. The wall sign installed on the building has always been the existing "Food Mart" sign panel in an illuminated sign box.

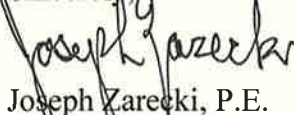
You are correct that the current application is for the replacement of the food mart sign panel with a new Cameron's Deli sign in the existing sign box. With regard to the existing free standing Cameron's Deli sign, no changes are proposed.

The total signage area for the two existing signs is 33 square feet. As we are proposing the replacement of the Food Mart sign panel with the same size Cameron's Deli sign the proposed total signage area will remain at 33 square feet.

The requested ZBA variance is for the pre-existing, nonconforming signage area. By code, only 22 square feet of total signage is allowed and will therefore require a variance for the additional 11 square feet of existing signage.

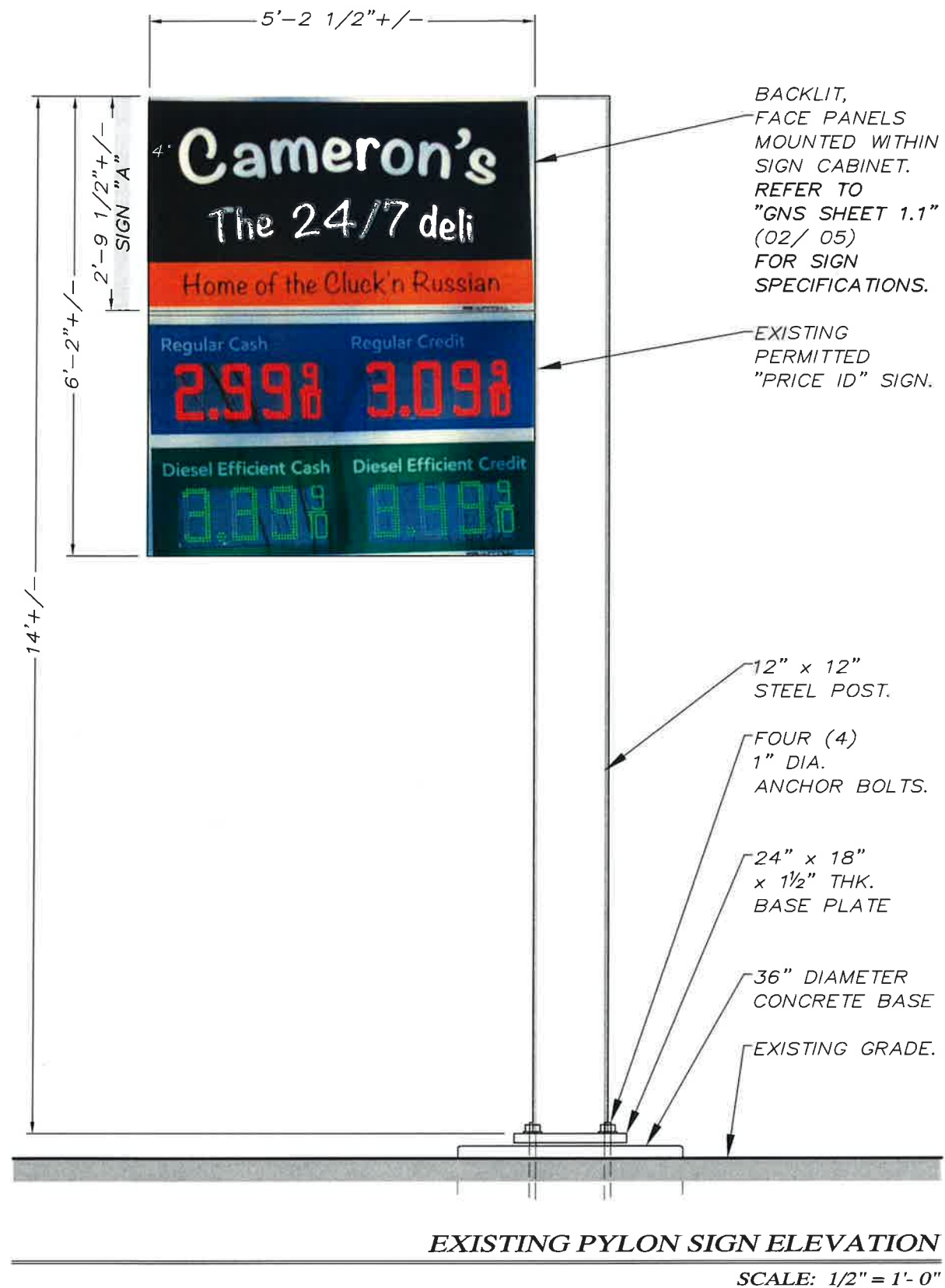
Please let me know if you have any additional questions or concerns.

Sincerely,

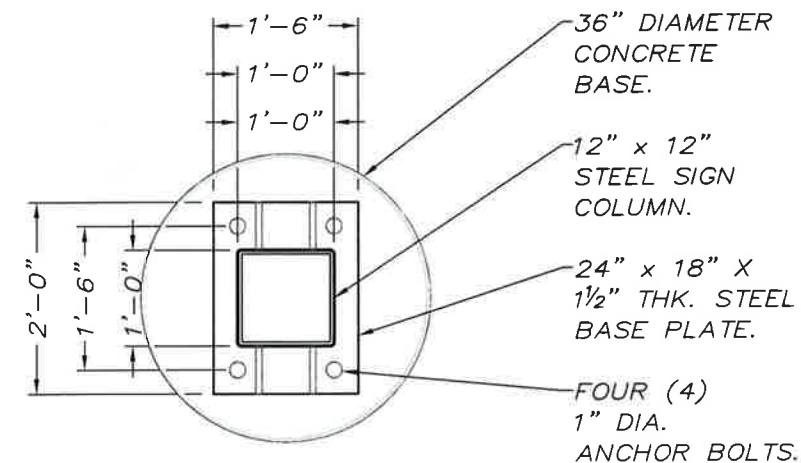
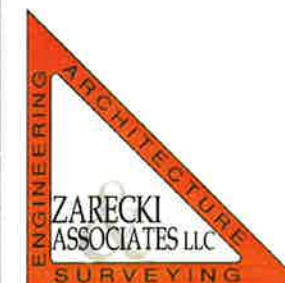

Joseph Zarecki, P.E.

cc: Noah Barnett, CPetro Management
File





TOWN OF CORTLANDT- ZONE "CC": COMMERCIAL COMMUNITY				
SIGN	LOCATION	TYPE	SIGNAGE SQ. FOOTAGE EXISTING	SIGNAGE SQ. FOOTAGE PROPOSED
A	ROAD SIDE	PYLON SIGN	15 S.F.	15 S.F. (EXISTING)
B "FOOD MART" (refer to 03/05)	BUILDING FACADE	BACK-LIT FACE PANEL	18 S.F. (TO BE REPLACED)	-
C "CAMERON'S.. (refer to 04/05)	BUILDING FACADE	BACK-LIT FACE PANEL	-	18 S.F.
22 SQ. FT. MAX. ALLOWED PER CODE §245: MAXIMUM TOTAL SIGNAGE: ONE (1) SQUARE FOOT PER TWO (2) LINEAR FEET OF BUILDING FRONTAGE: 44 L.F. BUILDING FACADE + 2 S.F. = 22 S.F.			TOTAL EXISTING 33 S.F.	TOTAL PROPOSED: 33 SQ. FT.



SIGN PERMIT APPLICATION
PREPARED FOR:
2225 CROMPOND ROAD LLC
2225 CROMPOND ROAD
PARCEL No. 34.6-3-1
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER, STATE OF NEW YORK
DATE: APRIL 03, 2025

01 / 05



JOSEPH ZARECKI, P.E.
N.Y. LICENSE No. 61468

ISSUE NO.	DATE	DESCRIPTION/COMMENTS	EDITED/ RE-SUBMITTED PER DIRECTOR OF CODE ENFORCEMENT SUBMITTED TO BUILDING DEPT. FOR REVIEW.
2	08-15-2025		
1	04-03-2025		
N:\2024\2024.020 - Ibrahim Jamal- 2225 Crompond Road, T-Cortlandt\CONDOCS			

REFER AND COORDINATE WITH ALL OTHER DRAWINGS AND PROJECT SPECIFICATIONS FOR OTHER IMPROVEMENTS AND NOTES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY DESIGNATED REPRESENTATIVE.

811
Know what's below.
Call before you dig.



5" "e" 8" "C"
2 3/4" "e" 5 1/2" "7"
2" "h" 3" "R"

2" "Credit"
8" Price Digits



Faces to be from 3/16" translucent white acrylic with matte cut black and 3M 3630 Translucent Orange [matte finish] vinyl applied.
Sign to be retrofit with LEDs. (Standard 7300K). During nighttime hours, the luminance will not exceed 200 cd/m² (nits).



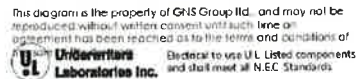
97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client\ Project Location: File Name:
Cameron's\ 2225 Crompond Rd., Cortlandt, NY
GasLand\ Cameron's\
Crompond Rd., Cortlandt\
pylon.cdr

Date:
4/12/2024, rvsd
4/15/2024
8/8/2025

Client Approval:

Date:



Please note that the colors represented on this proof are not exact representations of the finished product! All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for the project, you may request a physical color sample for an additional fee.

Sheet:

1.1



SIGN PERMIT APPLICATION
PREPARED FOR:
2225 CROMPOND ROAD LLC
2225 CROMPOND ROAD
PARCEL No. 34.6-3-1
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER, STATE OF NEW YORK
DATE: APRIL 03, 2025

02 / 05



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Know what's below.
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BUILDING FACADE WITH EXISTING SIGNAGE



SIGN PERMIT APPLICATION
PREPARED FOR:
2225 CROMPOND ROAD LLC
2225 CROMPOND ROAD
PARCEL No. 34.6-3-1
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER, STATE OF NEW YORK
DATE: APRIL 03, 2025

03 / 05



JOSEPH ZARECKI, P.E.
N.Y. LICENSE No. 61468

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N: \2024\2024.020 - Ibrahim Jamal- 2225 Crompond Road- T-Cortlandt\CONDOCS			
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PROPOSED BACK-LIT
"CAMERON'S, THE 24/7 DELI"
FACE PANEL (SIGN "C")
TO BE INSTALLED WITHIN
EXISTING WALL MOUNTED
SIGN CABINET.
REFER TO "GNS SHEET 1.2"
(05/ 05) FOR SIGN SPECIFICATIONS.



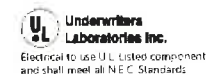
259 N Grand Avenue
Poughkeepsie, NY 12603
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client\ Project Location: File Name: Date:
Cameron's Deli 2225 Crompond Rd., GasLand\ Cameron's\
2225 Crompond Rd., Cortlandt\ 4/8/2025
Cortlandt, NY 10567 Storefront Sign.cdr

Client Approval:

Date:

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Sheet:

1.1



SIGN PERMIT APPLICATION
PREPARED FOR:
2225 CROMPOND ROAD LLC
2225 CROMPOND ROAD
PARCEL No. 34.6-3-1
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER, STATE OF NEW YORK
DATE: APRIL 03, 2025

04/ 05



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N.Y. LICENSE No. 61468

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EDITED/ RE-SUBMITTED PER DIRECTOR OF CODE ENFORCEMENT		SUBMITTED TO BUILDING DEPT. FOR REVIEW.		DESCRIPTION/COMMENTS
DATE	ISSUE NO.	DATE	ISSUE NO.	
08-15-2025	2	04-03-2025	1	REFER AND COORDINATE WITH ALL OTHER DRAWINGS AND PROJECT SPECIFICATIONS FOR OTHER IMPROVEMENTS AND NOTES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY DESIGNATED REPRESENTATIVE.
04-03-2025	1	04-03-2025	1	

N:\2024\2024.020 - Ibrahim Jamal- 2225 Crompond Road, T-Cortlandt\CONDOCS

Know what's below.
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811



ONE (1) 2' x 9' face for existing Internally Illuminated sign cabinet. Recommend painting cabinet black. Exact cut size to be verified in field.

Faces to be from 3/16" translucent white acrylic with matte cut black vinyl applied. Sign to be retrofit with LEDs. (Standard 7300K). During nighttime hours, the luminance will not exceed 200 cd/m² (nits).



259 N Grand Avenue
Poughkeepsie, NY 12603
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client\ Project Location: File Name:

Cameron's Deli
2225 Crompond Rd.,
Cortlandt, NY 10567

GasLand\ Cameron's\
Crompond Rd., Cortlandt\
Storefront Sign.cdr

Date:

4/8/2025
lighting & letter
heights 8/8/2025

Client Approval:

Date:

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Sheet:

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2		08-15-2025	EDITED/ RE-SUBMITTED PER DIRECTOR OF CODE ENFORCEMENT	
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**Know what's below.
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SIGN PERMIT APPLICATION

PREPARED FOR:

2225 CROMPOND ROAD LLC
2225 CROMPOND ROAD

PARCEL No. 34.6-3-1

TOWN OF CORTLANDT

COUNTY OF WESTCHESTER, STATE OF NEW YORK

DATE: APRIL 03, 2025

05 / 05



JOSEPH ZARECKI, P.E.
N.Y. LICENSE No. 61468

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650 Halstead Avenue
Mamaroneck, NY 10543
1929 Commerce Street
Yorktown Heights, NY 10598
(914) 381-2357
www.SpinelliSurveying.com

Survey of a Parcel of Land on the
southerly side of Crompond Road. Town
of Cortlandt, Westchester County, NY.

Surveyed 12.7.24
Map Drawn 12.9.24

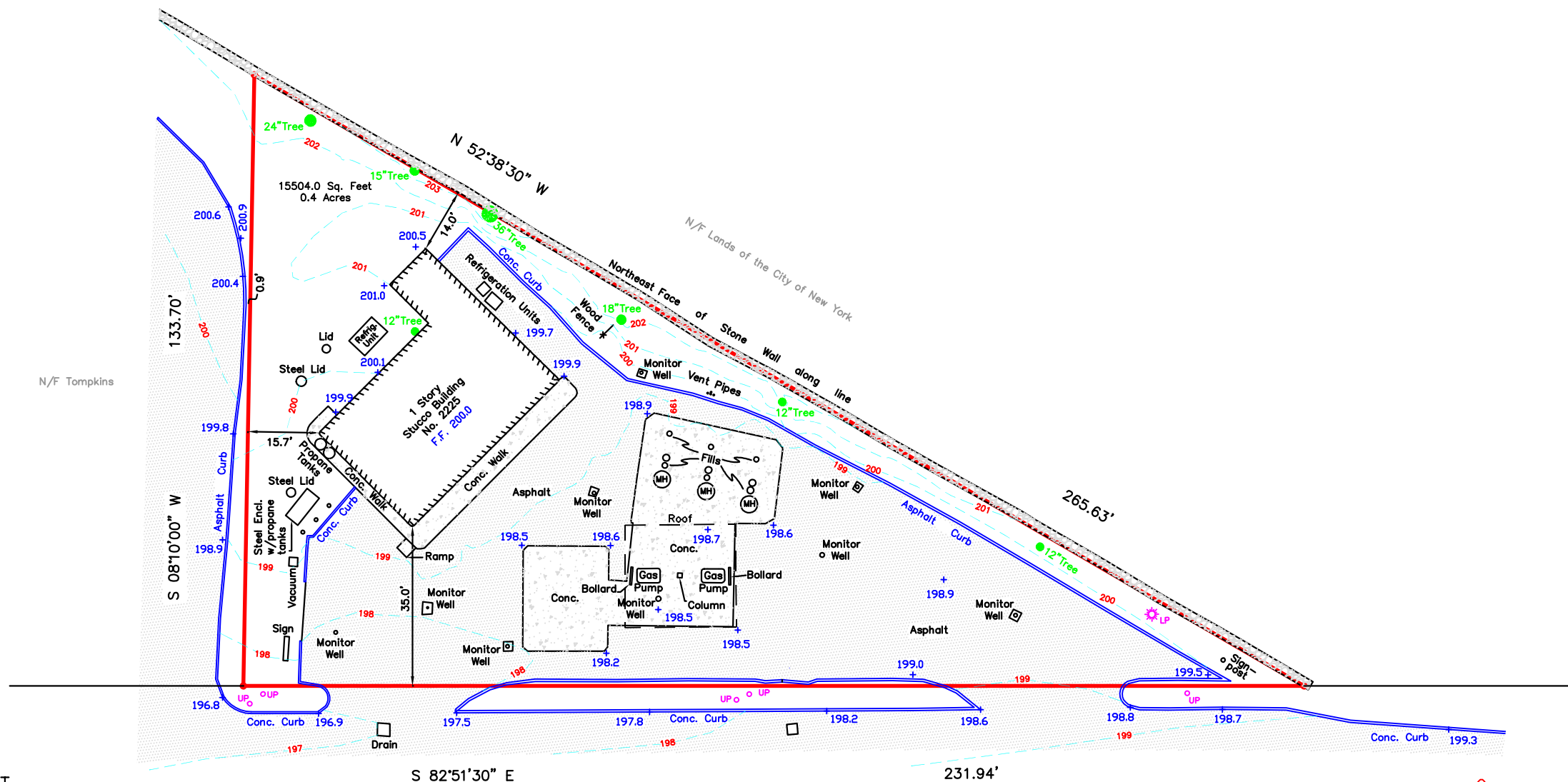
SCALE 1"=30'

'PEACHWOOD'

-Survey performed for title use only. Locations and dimensions
may be inadequate for design and Spinelli Surveying assumes
no liability for any errors resulting in such differences without
being afforded the opportunity to verify on site and complete a
proper survey intended for design.



HOW TO READ
YOUR SURVEY



CROMPOND ROAD



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY, AND THIS IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, EASEMENTS AND AGREEMENTS OF RECORD TO THE EXTENT THAT THEY LAWFULLY APPLY TO THE PROPERTY.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RESEARCH PERFORMED ON OR PRIOR TO THE DATE SHOWN ON PLAT AND IS BASED ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD AND MAY NOT CONFORM TO DEEDS, DESCRIPTIONS OR PLATS OF RECORD.

General Notes:

- Elevations shown in assumed datum
- Only visible utilities shown
- Contractor is to visit site and verify all existing conditions (including underground utilities, pipes, etc)
- Verification and field marking of location of existing utilities is required prior to commencement of work and is the responsibility of the contractor
- Any damage of disturbance to existing utilities during the duration of the contract is to be repaired/replaced 'in kind' by the contractor at his own expense

Richard J. Spinelli, L.S. NYS Lic. 50975
Spinelli Surveying, PLLC CoFA #489831

-Unauthorized additions to or alterations of this
plan is a violation of Section 7209 of the N.Y.S.
Education Law.



ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Walsh

CASE NO.: 2025-12

Name of Applicant: Nora Hildinger for property owned by Craig P. Taylor & Lisa Gunther

Owner: Craig P. Taylor & Lisa Gunther

Address of property: 11 William Puckey Drive

Section, Block, Lot: 45.6-3-15

Prior ZBA Case No.:

Zone: R-40

Lot Size: 4.766 Acres

Request: Area variance from §307-17, 307 Attachment 3, Table of Dimensional Regulations, Accessory Structure, existing above ground pool and deck, not permitted in the front yard.

Staff Comments: The Code Enforcement office received a building permit application on August 6, 2025 for an existing pool and pool deck. The pool and deck are located in the defined front yard. The lot is a flag lot. The pool and deck are located approximately 675 ft. from William Puckey Drive

Variance(s) Requested: An area variance for an existing pool and pool deck in the front yard.

SEQR: TYPE II – No further compliance required



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
CODE ENFORCEMENT DIVISION

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

Martin G. Rogers, P.E.
*Director of Code
Enforcement/D.O.T.S.*

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1010
Fax #: 914-293-0991

Town Supervisor
Richard H. Becker

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

Nora Hildinger
45 Sunset Drive
Croton on Hudson, NY 10520

September 5, 2025

Re: Existing Above Ground Pool and Deck
11 William Puckey Dr
Tax ID 45.6-3-15

Ms. Hildinger:

I am in receipt of your Building Permit Application received August 6, 2025 for Pool and Pool Deck at the above referenced premises.

I must deny this request under the following chapter of the Town of Cortlandt Zoning Code: Accessory Structures are not permitted in the Front Yard. Section 307-17, 307 Attachment 3, Table of Dimensional Regulations, Residential Districts. Request for a variance from the Code is required.

The Zoning Board of Appeals application shall be completed online. If the application is deemed complete additional instructions will follow and then the project will then be placed on the agenda for the next available Zoning Board of Appeals meeting.

Additional information may be required upon subsequent reviews. Technical comments for the submission may be issued separately. If you have any questions or comments please feel free to contact me by email or at 914-734-1010.

Sincerely,

Martin G. Rogers, P.E.
Director of Code Enforcement
Department of Technical Services

Cc: Chris Kehoe, Town Planner





FIELDWORK COMPLETED: April 23, 2025

GENERAL NOTES:

To date, no Title Report or Abstract of Title has been provided. This survey is subject to a current, up to date Title Report.

Property corner monuments were not placed as part of this survey.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7208, subdivision 2 of the New York State Education Law.

The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Underground structures, if any exist, are not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to this surveyor, they may not be shown on this map and are not certified.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person or entity for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees thereof.

Certifications are not transferable to additional lending institutions or subsequent owners.

This property may be affected by instruments which have not been provided to this surveyor. Users of this map should verify title with their attorney or a qualified title examiner.

Only copies from the original of this survey marked with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.

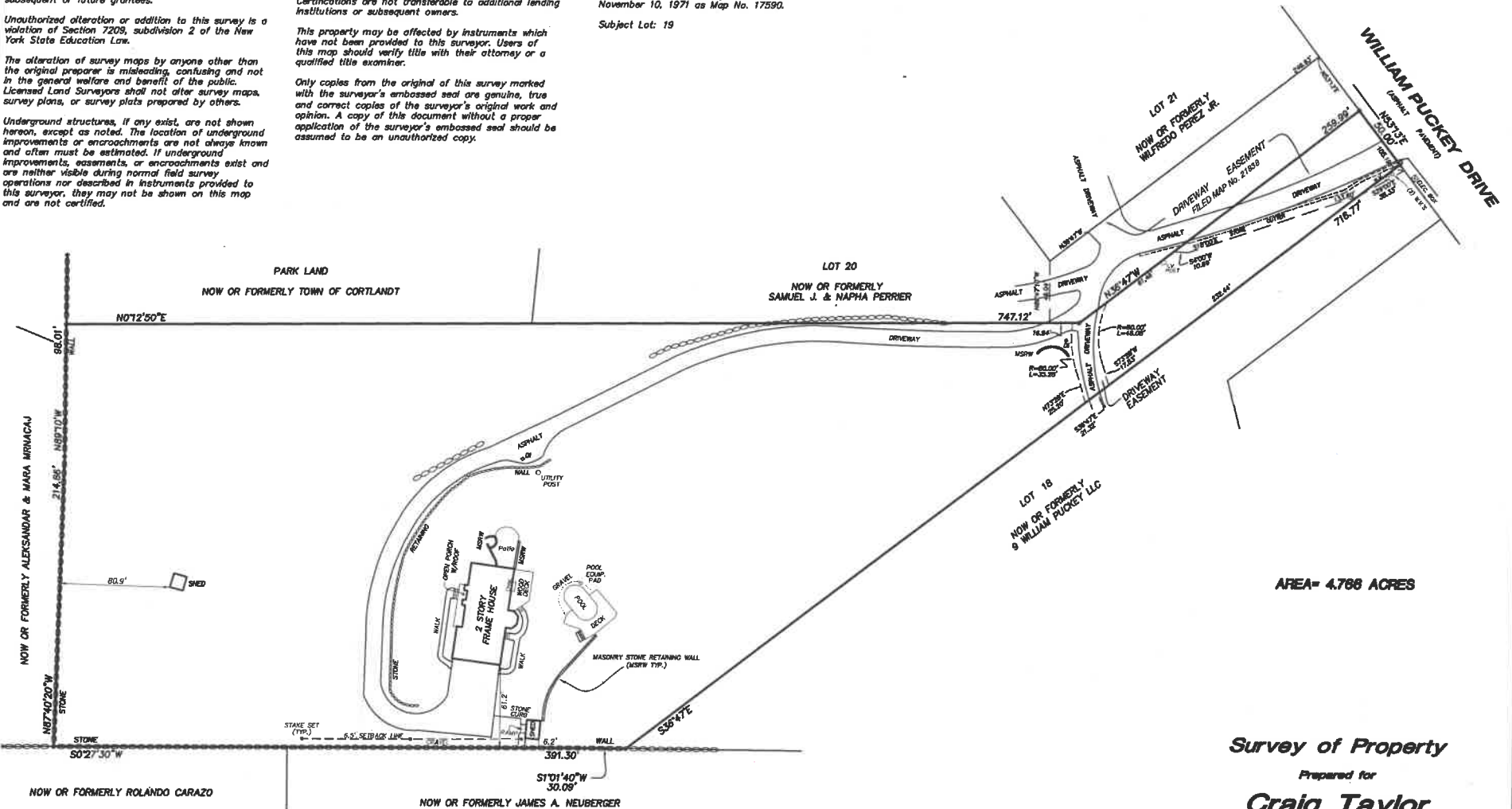
DEED REFERENCE:

Control No. 410400522
Recorded: February 21, 2021
Grantor: Khadija Licata
Grantee: Craig P. Taylor & Lisa Gunther Taylor

FILED MAP REFERENCE:

Map Entitled "Subdivision Map of Section 'B' & Amended Portion of Section 'A' Forest Park", filed in the Westchester County Clerk's Office on November 10, 1971 as Map No. 17590.

Subject Lot: 19



AREA= 4.766 ACRES

Survey of Property

Prepared for

Craig Taylor

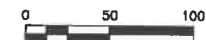
Situate in the

Town of Cortlandt

Westchester County, New York

Scale 1" = 50'

Date: May 6, 2025



T822-19 P37-2 25140.200
Taylor Survey.dwg

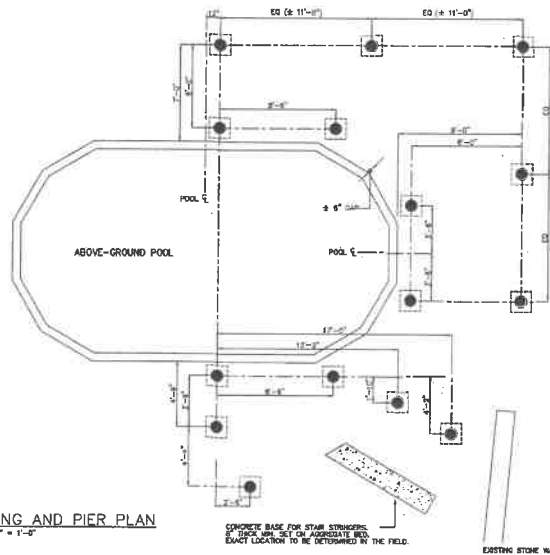


JEFFREY B. DEROSA, SLS
New York State LAND SURVEYOR 050749

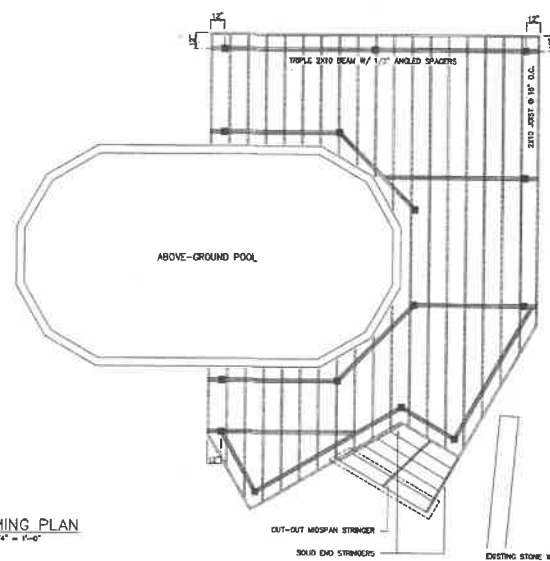
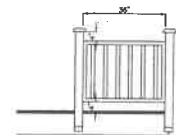
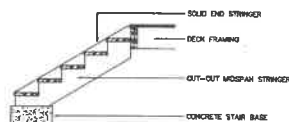
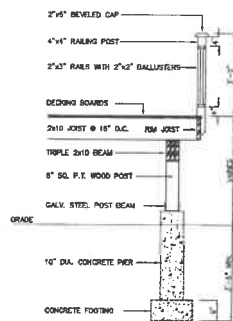


3 Garrett Place
Cornwall, NY 10812
(845) 225-9690
(845) 225-8717 fax
www.insite-eng.com

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FRAMING PLAN
SCALE: 1/4" = 1'-0"

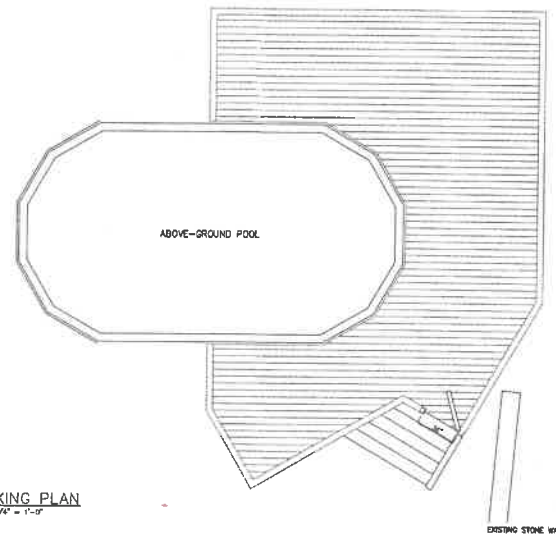


STRUCTURAL SECTION
SCALE: 1/2" = 1'-0"

NOTES TO SHEET

STAKE OUT DECK FOOTPRINT PRIOR TO START OF CONSTRUCTION TO CONFIRM COMPATIBILITY WITH SITE CONDITIONS.
SIZES AND DIMENSIONS INDICATED ARE BASED UPON WOOD CONSTRUCTION.
MAKE ADJUSTMENTS FOR OTHER MATERIALS BASED UPON MANUFACTURER AND SUPPLIER RECOMMENDATIONS.

DECKING PLAN
SCALE: 1/4" = 1'-0"



LOADING DATA

ZONE:	R-40
USE:	SINGLE FAMILY RESIDENCE
RECEIVED BY CODE:	
LOT AREA:	40,000 SF
LOT WIDTH:	150'
SIDE SETBACKS:	5'
REAR SETBACKS:	5'
BUILDING HEIGHT:	17'
BUILDING COVERAGE:	12,854 SF
LANDSCAPE COVERAGE:	60%
FLOOR AREA RATIO:	16,828 SF
MAX FLOOR AREA (ACCESSORY STRUCTURE):	3,510 SF (3,020 X 500)
PROVIDED FOR POOL & DECK:	
LOT AREA:	207,067 SF
LOT WIDTH:	200'
SIDE SETBACKS:	5'
REAR SETBACKS:	N/A
FRONT SETBACKS:	54'
BUILDING HEIGHT:	N/A
BUILDING COVERAGE:	3,732 SF
MAX FLOOR AREA (ACCESSORY STRUCTURE):	1,160 SF

NO. DATE ISSUE/REVISION

CLIENT/LOCATION:
TAYLOR RESIDENCE
11 WILLIAM PUCKEY DRIVE
COURTLAND MANOR, NY

DECK: CONSTRUCTION PLANS
DECK: CONSTRUCTION DETAILS



DATE: 25 APRIL 2011
SCALE: AS NOTED
PROJ. NO. 21411

A-1