STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
HTTPS://DOS.NY.GOV

KATHY HOCHUL
GOVERNOR

WALTER T. MOSLEY
SECRETARY OF STATE

HUDSON VALLEY REGIONAL BOARD OF REVIEW
Meeting Minutes for April 14, 2026, at 9:30 a.m.

Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

A QUORUM IS PRESENT

FIRST HEARING
IN THE MATTER OF PETITION NO. 2025-0579
The petition pertains to a variance to allow construction of a Recreation facility, Occupancy Group A2 and A3, Assembly, Construction Type 2B, Non-Combustible, 1 story in height, 73,000 square feet in area, and located at 65 Friedman Road, Town of Thompson, County of Sullivan, New York State.

RELIEF IS REQUESTED FROM:
19 NYCRR, Part 1221, The Building Code of New York State, Section 903.2.1.3, **Group A3**, and **19 NYCRR, Part 1225, The Fire Code of New York State, Section 903.2.1.3**, **Group A3** which state: An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more.

[The petitioner is seeking relief to allow an assembly occupancy over 12,000 square feet and 300 occupants without sprinklers.]
19 NYCRR, Part 1225, The Fire Code of New York State, Section D104.3, **Remoteness,** which states: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
[The petitioner is seeking relief to allow access roads less than half the diagonal dimension of the area served.]
19 NYCRR, Part 1221, The Building Code of New York State, Section 411.3, **Automatic sprinkler system,** which states: Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
[The petitioner is seeking relief to allow a special amusement building without sprinklers.]

PETITIONER: JK EXPEDITING SERVICES for ISRAEL OSTER

- SEQR MOTION: MEGAN SMAILER
- SECOND: JANE SLAVIN
- SEQR FINDING: NEGATIVE DECLARATION

SEQR Vote:

AYE MARCO GENNARELLI, CHAIRMAN
AYE SHAHIN BADALY
AYE JANE SLAVIN
AYE MEGAN SMAILER
AYE MARK CAVANAUGH (ATTENDING REMOTELY)

- VARIANCE MOTION: MEGAN SMAILER
- SECOND: SHAHIN BADALY
- VARIANCE RELIEF: GRANTED WITH CONDITIONS

Variance Vote:

AYE MARCO GENNARELLI, CHAIRMAN
AYE SHAHIN BADALY
AYE JANE SLAVIN
AYE MEGAN SMAILER
AYE MARK CAVANAUGH (ATTENDING REMOTELY)

SECOND HEARING
IN THE MATTER OF PETITION NO. 2026-0101
The petition pertains to an existing building, containing occupancy group R-2 located at 323 Taughannock Boulevard, City of Ithaca, County of Tompkins, State of New York.

RELIEF IS REQUESTED FROM:
19 NYCRR Part 1221, The 2015 International Building Code as amended by the 2017 Uniform Code Supplement, Section 1612.4.1, which states, "*For the purpose of applying this code, ASCE 7, and ASCE 24, in all instances where this code, ASCE 7, or ASCE 24 specifies a construction requirement or building elevation requirement based on the Design Flood Elevation (DFE) determined in accordance with Sections 1612.3 or 1612.3.1, such construction requirement or building elevation requirement shall be interpreted to mean the DFE determined in accordance with such section plus a freeboard of 2' (610 mm)*."
[The petitioner requests relief to allow the building to remain with 1.3 feet of freeboard.]

PETITIONER: PETER DUGO OF 323T, LLC

- SEQR FINDING: TYPE II

- VARIANCE MOTION: MEGAN SMAILER
- SECOND: SHAHIN BADALY
- VARIANCE RELIEF: GRANTED WITH CONDITIONS

Variance Vote:

AYE MARCO GENNARELLI, CHAIRMAN
AYE SHAHIN BADALY
AYE JANE SLAVIN
AYE MEGAN SMAILER
AYE MARK CAVANAUGH (ATTENDING REMOTELY)

The meeting adjourned at approximately 11:55 a.m.