



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1010
FAX 914-293-0991
<http://www.townofcortlandt.com>

TOWN BOARD
RICHARD BECKER
FRANCIS X. FARRELL
ANN LINDAU-MARTIN
JOHN E. SLOAN

David S. Douglas
Chairman
Wai Man Chin
Vice-Chairman
Members:
CHARLES P. HEADY
ADRIAN C. HUNTE
JOHN W. MATTIS
RAYMOND R. REBER
JAMES SEIRMARCO

AGENDA.....

ZONING BOARD OF APPEALS
Town Hall - 1 Heady Street
Cortlandt Manor, NY

Regular Meeting – Wednesday, April 17, 2013 at 7:00 PM

Work Session – Monday, April 15, 2013 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR FEB. 20, 2013 AND MAR. 20, 2013
3. **ADJOURNED PUBLIC HEARING TO JUNE:**
 - A. **CASE NO. 18-09** **Post Road Holding Corp.** for an Variance for the dwelling count for a proposed mixed use building on the properties located at **0, 2083 and 2085 Albany Post Road, Montrose.**
4. **ADJOURNED PUBLIC HEARING TO MAY:**
 - A. **CASE NO. 2013-07** **Bruce Fulgum on behalf of Fulgum’s Restaurant and Bar Corp.** for an Area Variance for the front yard setback for a deck and awning on property located at **2151 Albany Post Rd., Montrose.**
5. **CLOSED AND RESERVED:**
 - A. **CASE NO. 2012-28** **Department of Technical Services, Code Enforcement** for an Interpretation of whether the pre-existing, non-conforming use of a building or land is reduced by a portion of the building or land being unoccupied for more than a year.
 - B. **CASE NO. 2013-02** **Ed McPartland, dba Wacky Inflatables Inc.,** for a Special Permit Home Occupation on property located at **17 Wharton Dr., Cortlandt Manor.**
6. **ADJOURNED PUBLIC HEARING:**
 - A. **CASE NO. 2013-09** **Tyrone Ijeh on behalf of Edna Ijeh** for renewal of an Accessory Apartment Special Permit on property located at **3 O’Connor Court, Montrose.**
7. **NEW PUBLIC HEARINGS:**
 - A. **CASE NO. 2013-10** **Marcellino Quispe** for an Accessory Apartment Special Permit on property located at **1184 Oregon Rd, Cortlandt Manor.**

- B. CASE NO. 2013-11 John Lentini, architect, on behalf of Elease Hunter** for an Area Variance for the rear and front yard setbacks on property located at **2 Logwynn Lane, Cortlandt Manor.**
- C. CASE NO. 2013-12 Michael Piccirillo, architect, on behalf of Lordae Realty for 2121 Crompond Road LLC** an Area Variance for the size of business wall signs and an interpretation that the building identification lettering is not a sign to be included in the sign area calculation on property located at **2141 Crompond Rd., Cortlandt Manor.**

NEXT REGULAR MEETING MAY 15, 2013