



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>

David S. Douglas
Chairman

Wai Man Chin

Vice-Chairman

Members:

CHARLES P. HEADY

ADRIAN C. HUNTE

JOHN W. MATTIS

RAYMOND R. REBER

JAMES SEIRMARCO

TOWN BOARD
RICHARD H. BECKER
DEBRA A. COSTELLO
FRANCIS X. FARRELL
SETH M. FREACH

AGENDA.....

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

Regular Meeting – Wednesday, April 23, 2014 at 7:00 PM

Work Session – Monday, April 21, 2014 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR MAR. 19, 2014

3. ADJOURNED PUBLIC HEARINGS:

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.**

B. CASE NO. 2013-18 **DOTS Code Enforcement** request for an interpretation and determination of the non-conforming status: In Case #161-87 an Interpretation was granted to this property that a tutorial service conducted by the Petitioner within their home was a customary home occupation. The Application was accompanied by statements from the applicant as to the number of students, employees, etc. At the time the interpretation was granted, the ordinance did not contain a cap on the number of employees or students that could be on the premises. Subsequently, the ordinance was amended to limit the number of students and employees. A determination is needed as to what if any limits apply to Case #161-87 presently.

C. CASE NO. 2013-29 **Marcia Royce** for an Area Variance for the front yard setback to rebuild a fire damaged house on property located at **2223 Maple Ave., Cortlandt Manor.**

OVER....

- D. CASE NO. 2013-33** **Sharon Garb** for a Special Permit to establish and maintain appropriate screening for an existing contractor yard on property located at **2201 Crompond Rd.**, Cortlandt Manor.

- E. CASE NO. 2013-35** **Miriam Arrighi** for a Special Permit for an Accessory Apartment on property located at **4 Hollow Brook Court South, Cortlandt Manor.**

- F. CASE NO. 2013-37** **DOTS Code Enforcement** for an Interpretation that the pre-existing, non-conforming five-family residence has been in continuous use since July 15, 1996, with none of the units vacant for more than one year from that date to the present on property located at **1 Hale Hollow Rd., Croton-on-Hudson.**

- G. CASE NO. 2014-03** **Victor Conte** for an Interpretation that proposed alterations to a two-family residence and a one-family residence on one parcel do not constitute an expansion of a non-conforming use on property located at **33 Old Locust Ave., Cortlandt Manor.**

5. NEW PUBLIC HEARINGS:

- A. CASE NO. 2014-07** **Tom Gardner** for an Area Variance for the total area of accessory structures on property located at **32 Young St., Cortlandt Manor.**

- B. CASE NO. 2014-08** **Amberlands Realty Corp.** for an Area Variance for the front yard setback for construction of a new caretaker dwelling, an area variance for an accessory structure in the front yard (an existing caretaker dwelling converted to a storage building), and an interpretation of whether the floor area of the proposed storage building exceeds 50% of the floor area on the principal building, on property located at **Scenic Drive, Croton-on-Hudson.**

- C. CASE NO. 2014-09** **Jeffrey Comparetto** for an Area Variance for the front yards setback to construct an open deck on property located at **4 Hood Place, Cortlandt Manor.**

NEXT REGULAR MEETING MAY 21, 2014