

# TOWN OF CORTLANDT ZONING BOARD OF APPEALS

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AGENDA.....

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

#### Regular Meeting – Wednesday, Dec. 18, 2013 at 7:00 PM

## Work Session - Monday, Dec. 16, 2013 at 7:00 PM

- 1. PLEDGE TO THE FLAG AND ROLL CALL.
- 2. ADOPTION OF MEETING MINUTES FOR NOV. 29, 2013
- 3. ADOPTION OF 2014 MEETING SCHEDULE

### 4. ADJOURNED PUBLIC HEARING TO FEB.:

A. 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.

#### 5. ADJOURNED PUBLIC HEARING TO JAN.:

**A.** CASE NO. 2013-22 Frontier Development for Area Variances for the side yard setback, front yard parking setback, landscaping for parking area, parking spaces, and signage on property located at 3025 E Main St., Cortlandt Manor.

## 6. 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. 2013-27 Phoenix 184 Westchester for an Area Variance for an accessory structure, a deck, in the front yard on property located at 184 Westchester Ave., Verplanck.
- 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.
- **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. 2013-31 William Caffrey petition to re-open this case for an Area Variance for the side yard setback for a deck on property located at 103 4<sup>th</sup> St., Verplanck.

## 7. <u>NEW PUBLIC HEARINGS:</u>

- A. CASE NO. 2013-34 Jesse Stackhouse for a Special Permit for an Accessory Apartment on property located at 3 Hill & Dale Rd., Cortlandt Manor.
- B. 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.
- C. CASE NO. 2013-36 Hudson Sign Co. on behalf of Dr. Bard Levey for an Area Variance for a wall sign on property located at 1 Baltic Place, Croton-on-Hudson.
- D. 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.

**NEXT REGULAR MEETING JAN. 15, 2014**