



# TOWN OF CORTLANDT ZONING BOARD OF APPEALS

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Town Supervisor

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**AGENDA.....**

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

**Regular Meeting – Wednesday, Feb. 19, 2014 at 7:00 PM**

**Work Session – Tuesday, Feb. 18, 2014 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR JAN. 15, 2014

**3. ADJOURNED PUBLIC HEARINGS:**

- 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.
- B. 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.**
- C. 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.**
- D. 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....**

- E. **CASE NO. 2013-31**                      **William Caffrey** for an Area Variance for the side yard setback for a deck on property located at **103 4<sup>th</sup> St., Verplanck.**
- F. **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.**
- G. **CASE NO. 2013-34**                      **Jesse Stackhouse** for a Special Permit for an Accessory Apartment on property located at **3 Hill & Dale Rd., Cortlandt Manor.**
- H. **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.**
- I. **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.**
- J. **CASE NO. 2014-01**                      **Edward Merriam** for Area Variances for the front yard setback from an allowed 50 feet down to 35.5 feet, the side yard setback from an allowed 16.4 feet down to 8.4 feet, maximum building coverage from an allowed 1625 square feet up to 1797 square feet to allow construction of front and side porches on property located at **18 MacArthur Blvd., Cortlandt Manor.**

5. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2014-02**                      **Edward Rice** for renewal of an Accessory Apartment Special Permit on property located at **256 Sprout Brook Rd., Cortlandt Manor.**
- B. **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.**
- C. **CASE NO. 2014-04**                      **SBA 2012 TC Assets, LLC** for a Special Permit for recertification of a wireless telecommunications facility with an amendment to allow removal of decorative, non-structural faux tree branches on premises located at **51 Scenic Drive, Cortlandt Manor.**

**NEXT REGULAR MEETING MAR. 19, 2014**