



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, Jan. 18, 2017 at 7:00 PM

Work Session – Tuesday, Jan. 17, 2017 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR DEC. 14, 2016
3. **CLOSED AND RESERVED:**
 - A. **CASE NO. 2016-10 New York SMSA Limited Partnership /d/b/a Verizon Wireless** for a Special Permit to install a wireless telecommunication facility on property located at **1065 Quaker Bridge Rd. East, Croton-on-Hudson, NY.**
4. **ADJOURNED PUBLIC HEARING:**
 - A. **CASE NO. 2016-24 Hudson Ridge Wellness Center, Inc. and Hudson Education and Wellness Center** for an Area Variance from the requirement that a hospital in a residential district must have frontage on a State Road for this property located at **2016 Quaker Ridge Rd., Croton-on-Hudson, NY.**

NOTE: This Public Hearing will be limited to the issue of “Area Variance” versus “Use Variance”. At the conclusion of this Public Hearing, the Board intends to close the Public Hearing on the Area/Use Variance issue only, with a 10 day written comment period, and render a decision on the Area/Use Variance issue at the Feb. 15, 2017 or March 15, 2017 meeting. The Public Hearing on the Variance request would continue at future meetings on this application.

- B. **CASE NO. 2016-29 Alex and Diana Daoud** for Area Variance for the front yard setback for an addition on property located at **11 Buena Vista Ave., Cortlandt Manor, NY.**

Over...

- C. **CASE NO. 2016-30** **Maria Angelico** for Area Variances for the front and rear yard setbacks for an addition on property located at **2 Mountain View Rd., Cortlandt Manor, NY.**

5. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2017-01** **Luis Otavalo** for Area Variances for side and rear yard setbacks for an existing deck and addition on property located at **58 Sherwood Rd., Cortlandt Manor, NY.**
- B. **CASE NO. 2017-02** **Patricia Miller** for an Area Variance for the total square footage of accessory structures to allow construction of a larger pool patio on property located at **2154 Maple Ave., Cortlandt Manor, NY.**
- C. **CASE NO. 2017-03** **Viktor Solarik, architect, on behalf of Richard Joseph** for Area Variances for the total square footage of accessory structures, and an accessory structure, a chicken coop/garden enclosure, in the front yard on property located at **14 Bramble Bush Rd, Croton-on-Hudson, NY.**
- D. **CASE NO. 2017-04** **Nick Conte** for Area Variances for the side and rear yard setbacks for an existing above ground pool and an existing rear deck on property located at **5 Abraham Gunn Memorial Dr., Cortlandt Manor.**

NEXT REGULAR MEETING

WEDNESDAY, FEB. 15, 2017