



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, Jan. 17, 2018 at 7:00 PM

Work Session – Tuesday, Jan. 16, 2018 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR DECEMBER 20, 2017
3. **ADJOURNED PUBLIC HEARING TO FEB. 2018:**
 - 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.**
4. **ADJOURNED PUBLIC HEARINGS:**
 - A. **CASE NO. 2017-32 Goran Mornhed** for an Area Variance for the side yard setback for an existing deck and garage on property located at **94 Colabaugh Pond Rd, Croton-on-Hudson, NY 10520.**
 - B. **CASE NO. 2017-35 Larry DeResh** for an Appeal of the denial of a Building Permit Application by the Director of Code Enforcement on property located at **69 College Hill Rd., Montrose, NY.**
5. **PETITION TO RE-OPEN CASE NO. 2017-20:**
 - A. **CASE NO. 2018-01 Letter from Andrew D. Brodnick, attorney for Susan Todd and Andrew Young, requesting re-opening Case No. 2017-20** for An Interpretation that a structure built in 1974 as a principal dwelling and converted to an accessory structure in 2000, meets the requirement of Town Code Section 307-45 (B)(4) which

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allows an accessory apartment in the R-80 zone, where the accessory building existed prior to April 21, 1979. If the interpretation is that the accessory building does meet the requirement of Section 307-45, applicants are required to file with the Planning Board for a Special Permit for an Accessory Apartment in an Accessory Building, which may require an Area Variance for an Accessory Structure located in the front yard, and a height variance for the Accessory Structure.

6. NEW PUBLIC HEARINGS:

- A. CASE NO. 2018-02 Community Housing Innovations** for an Area Variance for the front yard setback for a covered porch entry and steps on property located at **34 Lockwood Rd., Cortlandt Manor, NY.**
- B. CASE NO. 2018-03 Sun Blue Energy on behalf of Lauren & Paul Callaway** for an Area Variance for an Accessory Structure, a solar array, in the front yard on property located at **30 Upland Dr., Croton-on-Hudson, NY.**
- C. Case No. 2018-04 Joel Mendez** for an Area Variance for the rear yard setback for a pergola over an existing above ground pool on property located at **27 Cedar Knoll Lane, Cortlandt Manor, NY.**
- D. Case No. 2018-05 Michael Piccirillo, architect, on behalf of Fernando Loza,** for an Area Variance for the side yard setback for a three season room on property located at **17 Fawn Ridge Dr., Cortlandt Manor, NY.**

NEXT REGULAR MEETING WEDNESDAY, Feb. 21, 2018