



# 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>

**TOWN BOARD**  
RICHARD BECKER  
FRANCIS X. FARRELL  
ANN LINDAU  
JOHN E. SLOAN

**David S. Douglas**  
Chairman  
**Wai Man Chin**  
Vice-Chairman  
**Members:**  
CHARLES P. HEADY  
ADRIAN C. HUNTE  
JOHN W. MATTIS  
RAYMOND R. REBER  
JAMES SEIRMARCO

AGENDA.....

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

**Regular Meeting – Wednesday, July 18, 2012 at 7:00 PM**

**Work Session – Monday, July 16, 2012 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR JUNE 20, 2012
3. **ADJOURNED PUBLIC HEARINGS TO AUG. 15, 2012:**
  - 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.**
  4. **CLOSED AND RESERVED:**
    - A. **CASE NO. 2012-07** **Salvatore Fertucci** for an Area Variance for a side yard setback for an addition on property at **73 Paulding Lane, Crompond, NY.**
  5. **ADJOURNED PUBLIC HEARINGS**
    - A. **CASE NO. 2012-20** **Department of Technical Services, Code Enforcement** for an Interpretation of how an animal rescue shelter, whether for profit or not-for-profit, is classified under the Town Zoning Ordinance.
    - B. **CASE NO. 2012-21** **Department of Technical Services, Code Enforcement** for an Interpretation of how an academic tutoring use in a commercial zone is classified under the Town Zoning Ordinance.
6. **PETITION TO RE-OPEN CASE #2012-22:**
  - A. **CASE NO. 2012-22** **Maria Hardman** for an Area Variance for the side yard setback for a 2<sup>nd</sup> story addition on property located at **21 Battery Place, Croton-on-Hudson.**
7. **NEW PUBLIC HEARINGS:**
  - A. **CASE NO. 2012-25** **Mateo and Kim Velardo** for an Area Variance for an accessory structure (above ground pool) in the front yard and an Area Variance for the front yard setback for a proposed deck on property located at **8 Lent Ave, Montrose.**
  - B. **CASE NO. 2012-26** **Carol Hillis** for an Area Variance for the side and front yard setbacks for a new deck, and an Area Variance for an accessory structure, propane tank on a concrete pad, in the front yard on property located at **29 Anton Place, Lake Peekskill.**

OVER.....

**Regular Meeting – Wednesday, July 18, 2012 at 7:00 PM**

- C. **CASE NO. 2012-27**                      **Daniel and Judy Lee** for an Area Variance to allow an Accessory Structure, a hot tub, in the front yard on property located at **4 Linda Lane, Cortlandt Manor.**
  
- D. **CASE NO. 2012-28**                      **Department of Technical Services, Code Enforcement** for an Interpretation of whether the pre-existing, non-conforming use of a building or land is reduced by a portion of the building or land being unoccupied for more than a year.
  
- E. **CASE NO. 2012-29**                      **New York SMSA Limited Partnership d/b/a Verizon Wireless** for recertification of a Special Permit for an existing wireless telecommunications tower on the Con Edison tower, commonly known as River Tower East, and a request for a like-kind antenna replacement with related equipment, on property located at **Highland Ave. and 9<sup>th</sup> St., Verplanck.**
  
- F. **CASE NO. 2012-30**                      **Marcia Royce** for a Special Permit for a Home Occupation on property located at **2223 Maple Ave., Cortlandt Manor.**

**NEXT MEETING DATE: WEDNESDAY, August 15, 2012**