



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, June 18, 2014 at 7:00 PM

Work Session – Monday, June 16, 2014 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR May 21, 2014

3. CLOSED AND RESERVED:

- B. 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.**

4. ADJOURNED PUBLIC HEARINGS:

- A. 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.**
- B. CASE NO. 2014-08** **Amberlands Realty Corp.** for an Area Variance for the front yard setback for construction of a new caretaker dwelling, an area variance for an accessory structure in the front yard (an existing caretaker dwelling converted to a storage building), and an interpretation of whether the floor area of the proposed storage building exceeds 50% of the floor area on the principal building, on property located at **Scenic Drive, Croton-on-Hudson.**
- C. CASE NO. 2014-10** **Roseanne Scolpini** for a Special Permit for an Accessory Apartment on property located at **39 Cardoza Ave., Cortlandt Manor.**

OVER...

5. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2014-12** **John Isecke** for an Area Variance for the side yard setback to construct a new addition and for the existing dwelling on property located at **52 Emery Hill Rd., Cortlandt Manor.**

- B. **CASE NO. 2014-13** **James and Ellen Clark** for an Area Variance for the side yard setback for an existing wood deck on property located at **51 Stevenson Ave., Cortlandt Manor.**

- C. **CASE NO. 2014-14** **Rose-Ann DiPietro** for an Area Variance for the front yard setback for an existing sunroom on property located at **5 Carpenter Ave., Cortlandt Manor.**

NEXT REGULAR MEETING JULY 16, 2014