



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

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AGENDA.....

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

Regular Meeting – Wednesday, Oct. 18, 2017 at 7:00 PM

Work Session – Monday, Oct. 16, 2017 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR SEPTEMBER 27, 2017
3. **ADJOURNED PUBLIC HEARING TO NOV.:**
 - 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 HEARING:**
 - A. **CASE NO. 2017-22 Ralph Mastromonaco** for an Interpretation of Permitted Uses in the M-1 Zone to address the ongoing Construction and Demolition use at Dakota Supply, on property owned by Briga Enterprises, Inc, **2099 Albany Post Rd., Croton-on-Hudson.**
5. **ADJOURNED AND AMENDED PUBLIC HEARING:**
 - A. **CASE NO. 2017-26 Steven Auth** for Area Variances for the minimum landscape coverage and landscape buffer strip, and a side yard variance on property located at **70 Roa Hook Rd., Cortlandt Manor, NY.**

OVER...

6. NEW PUBLIC HEARINGS:

- A. CASE NO. 2017-27 David and Heather Fraser** for an Area Variance for the front yard setback for an addition on property located at **2 Greenlawn Rd., Cortlandt Manor, NY.**
- B. CASE NO. 2017-28 Gloria Merino** for an Area Variance for the front and side yard setbacks for alterations on property located at **2116 Albany Post Rd., Montrose, NY.**
- C. CASE NO. 2017-29 Colin Roosma** for an Area Variance for accessory structures, a generator and propane tanks, on property located at **152 Batten Rd., Croton-on-Hudson, NY.**

NEXT REGULAR MEETING WEDNESDAY, NOV. 15, 2017