



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>

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AGENDA.....

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

Regular Meeting – Wednesday, Oct. 16, 2013 at 7:00 PM

Work Session – Tuesday, Oct. 15, 2013 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR SEPT. 18, 2013

3. ADJOURNED PUBLIC HEARINGS TO NOV. 2013:

- A. CASE NO. 2013-22** **Frontier Development** for Area Variances for the side yard setback, front yard parking setback, landscaping for parking area, parking spaces, and signage on property located at **3025 E Main St., Cortlandt Manor.**

4. ADJOURNED PUBLIC HEARINGS:

- 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.**
- B. CASE NO. 2013-18** **DOTS Code Enforcement** request for an interpretation and determination of the non-conforming status: In Case #161-87 an Interpretation was granted to this property that a tutorial service conducted by the Petitioner within their home was a customary home occupation. The Application was accompanied by statements from the applicant as to the number of students, employees, etc. At the time the interpretation was granted, the ordinance did not contain a cap on the number of employees or students that could be on the premises. Subsequently, the ordinance was amended to limit the number of students and employees. A determination is needed as to what if any limits apply to Case #161-87 presently.
- C. CASE NO. 2013-21** **Rosemary Cioffi on behalf of Michael Munteanu** for an Area Variance for the side yard setback for two existing side yard decks, and an Area Variance for an Accessory Structure, a carport, in the front yard on property located at **31 Madeline Ave., Verplanck.**
- D. CASE NO. 2013-24** **Cathy Jenkinson** for an Variance for an Accessory Structure, a 12' x 21'6" garage, in the front yard on property located at **22 Kingston Ave., Cortlandt Manor.**

5. NEW PUBLIC HEARINGS:

- A. CASE NO. 2013-25** **Sign Design & JC Awning on behalf of H & R Block,** lessee, for an Area Variance for a business wall sign on property located at the Cortlandt Town Center, **3141 E Main St., Cortlandt Manor.**

OVER....

- B. **CASE NO. 2013-26** **Robert Greiss** for an Area Variance for two front yard setbacks to allow construction of a new addition on property located at **543 West Brook Dr., Cortlandt Manor.**

NEXT REGULAR MEETING NOV. 20, 2013