



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

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Town Supervisor

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AGENDA.....

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

Regular Meeting – Wednesday, Sept. 18, 2013 at 7:00 PM

Work Session – Monday, Sept. 16, 2013 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR AUG. 21, 2013
3. **ADJOURNED PUBLIC HEARING TO OCTOBER:**
 - 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. 2013-14** **Carmine and Carol Centouri** for an Area Variance for the front yard setback for an existing wood deck on property at **5 Whittier Ave., Cortlandt Manor.**
5. **ADJOURNED PUBLIC HEARINGS:**
 - A. **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.
 - B. **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.**
 - C. **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.**
6. **NEW PUBLIC HEARINGS:**
 - A. **CASE NO. 2013-23** **Tom Gardner** for an Variance for an Accessory Structure, a 20' x 40' in-ground pool, in the front yard on property located at **32 Young St., Cortlandt Manor.**

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- B. **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.**

NEXT REGULAR MEETING OCT. 16, 2013