



# TOWN OF CORTLANDT

## ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

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**Wai Man Chin**  
Vice-Chairman  
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**TOWN BOARD**  
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FRANCIS X. FARRELL  
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Town Board

### AGENDA.....

### ZONING BOARD OF APPEALS

**Town Hall**  
**1 Heady Street**  
**Cortlandt Manor, NY**  
**Wednesday Evening**  
**August 15, 2007**

#### Regular Meeting – Wednesday 8/15/07 at 7:00 PM

#### Work Session – Monday 8/13/07 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 6/20/07.
3. **CLOSE AND RESERVED DECISIONS.**
  - A. **CASE No. 06-07**                      **Patrick & Hilda Scelza** Interpretation on the merger of two parcels or Area Variance to sub-divide the two parcels on the property located at **2010 Crompond Road, Cortlandt Manor.**
  - B. **CASE No. 23-07**                      **Congregation Yeshiva Ohr Hameir** for an Interpretation/reversal of Code Enforcement Officer’s determination that the dormitory housing its students is a pre-existing, non-conforming use and that a Special Use Permit is or may be required for the Yeshiva’s operation or expansion on the property located at **141 Furnace Woods Road, Cortlandt.**
4. **ADJOURNED PUBLIC HEARINGS.**
  - A. **CASE 31-07**                      **Best Rent Properties, LLC** for an interpretation that the Town Attorney's determination that the property at the **southwest corner of Westbrook Drive and Oregon Road** cannot be developed as a retail shopping center is incorrect.
5. **NEW PUBLIC HEARINGS.**
  - A. **CASE No. 32-07**                      **Mr. & Mrs. Digregorio** for Special Permit for an Accessory Apartment on the property located at **35 Rick Lane, Cortlandt Manor.**
  - B. **CASE No. 33-07**                      **Bruce Lindenbaum** for an Area Variance for a rear yard setback to legalize a rear open deck on the property located at **16 Crosby Court, Cortlandt Manor.**
  - C. **CASE No. 34-07**                      **Lisa & Bill Hagen** for an Area Variance for a rear yard setback and side yard setback on the property located at **223 Furnace Dock Rd, Cortlandt Manor.**
  - D. **CASE No. 35-07**                      **Sheridan & Diane Steinberg** for an Area Variance for a front yard for an accessory structure on the property located at **86 Mountain Side Trail, Cortlandt Manor.**
6. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER to December.**
  - A. **CASE NO. 48-05:**                      **Cingular Wireless Services, Inc.** for a Special Use Permit for a wireless telecommunications facility on property located at **451 Yorktown Road, Croton.**

**NEXT MEETING DATE:**  
**September 19, 2007**