

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 - January 20, 2010 at 7:00 PM

Work Session - January 19, 2010 at 7:00 PM

- 1. PLEDGE TO THE FLAG AND ROLL CALL.
- 2. ADOPTION OF MEETING MINUTES for 11/18/09 and 12/16/09.
- 3. PUBLIC HEARINGS ADJOURNED TO FEBRUARY 2010.
 - A. CASE No. 42-09 Nick Danisher for an Area Variance from the requirement for the front yard setbacks for a proposed single family dwelling on the property located at 22 Pierce Street, Cortlandt Manor.

4. CLOSE AND RESERVED DECISIONS.

A. 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.

5. ADJOURNED PUBLIC HEARINGS.

- A. CASE No. 51-08 John Nolan dba Cortlandt Organics for an Interpretation if leaf composting and wood waste processing facility is a permitted use in the M-1 district on the property located at 33 Victoria Avenue, Montrose.
- B. CASE No. 06-09 Department of Technical Services for an Interpretation as to what constitutes demolition/distribution of concrete aggregate as it was used in Zoning Board of Appeals Case No. 33-08 Decision and Order.
- C. 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.
- D. CASE No. 08-09 Jorge B. Hernandez, RA for M & S Iron Works for an Interpretation if a structural steel & iron erector is a Special Trade Contractor on the property located at 439 Yorktown Road, Croton-on-Hudson.
- E. CASE No. 11-09 King Marine for an Interpretation that the pervious non-conforming use obtained by Briar Electric can be changed to a non conforming use for marine storage, sales and services on the property located at 285 8th Street, Verplanck.
- F. CASE No. 27-09 Brie Gallagher for an Interpretation/challenge of Steep Slope Permit No. 20090271 on the property owner by Kyler Cragnolin on the property located at 222 Mt. Airy Road West, Croton on Hudson.
- G. CASE No. 30-09 Dominick Santucci for an Interpretation that allows dwelling units over the existing commercial use on the property located at 2064 E. Main Street, Cortlandt Manor.

6. <u>NEW PUBLIC HEARINGS</u>

- A. CASE No. 01-10 Zuhair Quvaides for an Interpretation of the definition of outdoor storage and vending machines on the property located at 2072 E. Main Street, Cortlandt Manor.
- B. CASE No. 02-10 Shirlee and Jan Brownell for an Area Variance from the requirement for the front and side yard setbacks for a proposed carport on the property located at 10 Trolley Road, Cortlandt Manor

Over...

- C. CASE No. 03-10 McCaffrey Signs for 2141 Crompond Rd LLC for an Area Variance from the maximum allowed size for a freestanding sign on the property located at 2141 Crompond Road, Cortlandt Manor.
- D. **CASE No. 04-10 Gyrodyne Company of America, Inc.** for an Area Variance from the requirement of total number of parking spaces on the property located at **1985 Crompond Road, Cortlandt Manor.**
- E. CASE No. 05-10 James M. Flandreau, Deputy Director of Code Enforcement for an Interpretation of how fence height is measured.

NEXT MEETING DATE: February 17, 2010