



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
Wednesday Evening
November 28, 2007

Regular Meeting – Wednesday 11/28/07 at 7:00 PM

Work Session – Monday 11/26/07 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 9/19/07.
3. **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.**
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.
 - B. **CASE No. 36-07** **Daniel F. McCarthy Jr.** for an Area Variance for the front and side yard setback for a proposed addition on the property located at **6 Carol Court, Croton on Hudson.**
 - C. **CASE No. 38-07** **Evelyn Williams** for a Special Permit for an Accessory Apartment on the property located at **10 Trolley Road, Cortlandt Manor.**
 - D. **CASE No. 42-07** **Patrick McCarney** an Interpretation that a retail showroom displaying granite for sale can include the cutting and shaping of the granite on site on the property located at **2305 Crompond Road, Crompond.**
 - E. **CASE No. 45-07** **Mark and Elizabeth Hittman** for an Interpretation that granting a Special Permit for a Medical Office Building does not require abandonment of the residential use in the building on the property located at **1989 Crompond Road, Cortlandt Manor.**
5. **NEW PUBLIC HEARINGS.**
 - A. **CASE No. 48-07** **Charles W. Reynolds** for an Area Variance for the front yard setback for an accessory structure on the property located at **26 Teatown Road, Croton on Hudson.**
 - B. **CASE No. 49-07** **Yadunauth & Kamal Debidayal** for an Area Variance for the front yard setback for a proposed front porch and a side yard variance for a proposed garage on the property located at **10 Galloway Lane, Cortlandt Manor.**
 - C. **CASE No. 50-07** **Arthur Kaether** for an Area Variance for the minimum lot area for a lot line adjustment on the property located at **85 Trolley Road, Cortlandt Manor.**
 - D. **CASE No. 51-07** **Cortlandt Ridge Homeowners Assoc.** for an Area Variance for the height of an accessory structure on the property located at **0 Sassinoro/Chuisa/Monto, Cortlandt Manor.**

- E. **CASE No. 52-07** **Theresa DiNardo** for an Area Variance for the front yard setback on the property located at **14 Horton Lane, Cortlandt Manor.**

- F. **CASE No. 53-07** **Hilltop Nurseries, LLC** for an Interpretation if a lot line which separates a lot from Route 9 is a front lot line, an Interpretation how the maximum building floor area for accessory structures is calculated on the property, an Interpretation if nursery stock could be used as the plantings for the landscape buffer, an Area Variance for the height of proposed fences and if required, Area Variance for an accessory structure (greenhouse) in the front yard of the residential zone and maximum building coverage of accessory structures in the residential zone on the property located at **2028 Albany Post Road, Croton on Hudson.**

- 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:
December 19, 2007**