



# 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 914-734-1025  
<http://www.townofcortlandt.com>

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Vice-Chairman  
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Town Board

**AGENDA.....**

**ZONING BOARD OF APPEALS**

**Town Hall  
1 Heady Street  
Cortlandt Manor, NY  
Wednesday Evening  
September 19, 2007**

**Regular Meeting – Wednesday 9/19/07 at 7:00 PM**

**Work Session – Monday 9/17/07 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 7/18/07.
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. 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.**
  - B. **CASE No. 37-07**                      **Joann Gardella** for a Special Permit for an Accessory Apartment on the property located at **218 Lafayette Avenue, Cortlandt Manor.**
  - 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. 39-07**                      **Luz Seda** for an Area Variance for a side yard setback for an existing accessory structure on the property located at **18 Birch Brook Road, Cortlandt Manor.**
  - E. **CASE No. 40-07**                      **Jean Saint-Fleur** for an Area Variance for the rear yard setback for a proposed exterior stair on the property located at **26 Hollowbrook Ct West, Cortlandt Manor.**
  - F. **CASE No. 41-07**                      **Karen Zabonski & Marvin Crosland** for an Area Variance for side yard setback on the property located at **41 Battery Place, Croton on Hudson.**
  - G. **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.**
  - H. **CASE No. 43-07**                      **Alfred Garder** for an Area Variance for the rear yard setback for on the property located at **103 King Ferry Road, Montrose.**

- I. **CASE No. 44-07**                      **Antoinette Montibello** for an Area Variance for an accessory structure in a front yard on the property located at **26 Elm Rd, Lake Peekskill.**
  
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:  
October 17, 2007**