

# 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 914-293-0991  
<http://www.townofcortlandt.com>

**TOWN BOARD**  
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AGENDA.....

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

**Regular Meeting – Wednesday, Aug. 17, 2011 at 7:00 PM**

**Work Session – Monday, Aug. 15, 2011 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR JULY 20, 2011.
3. **PUBLIC HEARING ADJOURNED TO SEPT. 2011 FOR TOWN BOARD ACTION:**
  - A. **CASE No. 11-09** **King Marine** for an Interpretation that the previous 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 8<sup>th</sup> Street, Verplanck.**
4. **CLOSED AND RESERVED DECISION ADJOURNED TO SEPT, 2011 FOR TOWN BOARD ACTION:**
  - 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.**
5. **ADJOURNED PUBLIC HEARINGS TO SEPT., 2011:**
  - 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.**
  - B. **CASE NO. 15-11** **James Meaney** for an interpretation - does Local Law 12 of 2010 prevent the Green Materials application to the Planning Board, PB No. 28-08 filed 8/22/08, from proceeding; and does Local Law 12 negate the ZBA Decision and Order in Case No. 33-08.
6. **CLOSED AND RESERVED DECISION:**
  - A. **A. CASE NO. 11-11** **William Caltagirone** of 230 Watch Hill Rd. for an interpretation that Building Permit #20110152 granted to **Padraig & Deidre Carroll** for a new single family residence on property located at **10 Rocky Ridge, Cortlandt Manor** was not properly issued.

OVER...

- B. **CASE NO. 18-11**                      **Craig Gustavson** for an Area Variance for the front yard setback for a pool deck; and an Area Variance for the total square footage of accessory structures on property located at **8 Woodland Blvd., Cortlandt Manor.**

7. **ADJOURNED PUBLIC HEARING:**

- A. **CASE NO. 14-11B**                      **Capurro Contracting, Inc.** on behalf of Patricia Doherty for an Area Variance for the side yard setback for the existing house on property located at **122 Westchester Ave., Verplanck.**

8. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 20-11**                      **Gas Land Petroleum Inc.** for Area Variance for minimum lot area, rear yard setback, canopy setback, minimum landscape coverage, landscape buffer strip, maximum driveway width, driveway within 50 feet of an intersection on property located at **2148 Albany Post Rd. Montrose.**
- B. **Case No. 21-11**                      **Custom Mechanical Service and Design Corp. on behalf of Eric Roppa** for an Area Variance for an accessory structure (shed) in the front yard on property located at **2069 Quaker Ridge Rd., Croton-on-Hudson.**
- C. **Case No. 22-11**                      **2045 Post Road Realty Corp.** for a Special Permit to establish and maintain appropriate screening for an existing contractor's yard on property located at **2045 Albany Post Rd., Croton-on-Hudson.**

**NEXT MEETING DATE:**

**WEDNESDAY, Sept. 21, 2011**