



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
RICHARD BECKER
FRANCIS X. FARRELL
ANN LINDAU-MARTIN
JOHN E. SLOAN

David S. Douglas
Chairman
Wai Man Chin
Vice-Chairman
Members:
CHARLES P. HEADY
ADRIAN C. HUNTE
JOHN W. MATTIS
RAYMOND R. REBER
JAMES SEIRMARCO

AGENDA.....

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

Regular Meeting – Wednesday, August 21, 2013 at 7:00 PM

Work Session – Monday, August 19, 2013 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR JULY 17, 2013

3. ADJOURNED PUBLIC HEARINGS:

- 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. 2013-14** **Carmine and Carol Centouri** for an Area Variance for the front yard setback for an existing wood deck on property at **5 Whittier Ave., Cortlandt Manor.**
- C. **CASE NO. 2013-16** **Laura Hyman** for an Area Variance for an Accessory Structure, a back-up generator, in the front yard on property located at **2 Nickelby Place, Cortlandt Manor.**
- D. **CASE NO. 2013-17** **Pasquale Marcella** for an Area Variance for an Accessory Structure, a storage building, in the front yard on property located at **141 Baron de Hirsch Rd. Crompond.**

4. NEW PUBLIC HEARINGS:

- A. **CASE NO. 2013-18** **DOTS Code Enforcement** request for an interpretation and determination of the non-conforming status: In Case #161-87 an Interpretation was granted to this property that a tutorial service conducted by the Petitioner within their home was a customary home occupation. The Application was accompanied by statements from the applicant as to the number of students, employees, etc. At the time the interpretation was granted, the ordinance did not contain a cap on the number of employees or students that could be on the premises. Subsequently, the ordinance was amended to limit the number of students and employees. A determination is needed as to what if any limits apply to Case #161-87 presently.
- B. **CASE NO. 2013-19** **Kenneth Roche** for an Area Variance for the side yard setback to underpin the existing house foundation and construct a new sunroom/screen porch on property located at **49 Baron de Hirsch Rd., Crompond.**
- C. **CASE NO. 2013-20** **New Cingular Wireless PCS LLC** for Recertification of a Special Use Permit for a wireless telecommunications facility with the addition of three new antennas with related equipment on property located at **451 Yorktown Rd., Croton-on-Hudson.**
- D. **CASE NO. 2013-21** **Rosemary Cioffi on behalf of Michael Munteanu** for an Area Variance for the side yard setback for two existing side yard decks, and an Area Variance for an Accessory Structure, a carport, in the front yard on property located at **31 Madeline Ave., Verplanck.**

OVER...

- E. CASE NO. 2013-22** **Frontier Development** for Area Variances for the side yard setback, front yard parking setback, landscaping for parking area, parking spaces, and signage on property located at **3025 E Main St., Cortlandt Manor.**

NEXT REGULAR MEETING SEPT. 18, 2013