



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
December 19, 2007**

Regular Meeting – Wednesday 12/19/07 at 7:00 PM

Work Session – Monday 12/17/07 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 10/17/07.
3. ADOPTION OF MEETING DATES FOR 2008
4. **CLOSE AND RESERVED DECISIONS to January.**
 - 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 to January.**
 - 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. 38-07** **Evelyn Williams** for a Special Permit for an Accessory Apartment on the property located at **10 Trolley Road, Cortlandt Manor.**
 - C. **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.**
6. **CLOSE AND RESERVED DECISIONS.**
 - A. **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.**
7. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE No. 36-07** **Daniel F. McCarthy** 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. 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. 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.**

8. **NEW PUBLIC HEARINGS.**

- A. **CASE No. 54-07** **J. Foshay Realty** for an Area Variance for the side yard setback for a proposed accessory structure on the property located at **3240 E. Main Street, Mohegan Lake.**
- B. **CASE No. 55-07** **Anthony & Jen Mistretta** for an Area Variance for the front yard setback for a proposed sunroom addition on the property located at **10 Shady Brook Lane, Cortlandt Manor.**
- C. **CASE No. 56-07** **James M. Flandreau, Deputy Director of Code Enforcement,** for an Interpretation for the definition of what is a commercial vehicle.
- D. **CASE No. 57-07** **David Fraser** for an Area Variance for the front and side yard setbacks for a proposed accessory structure on the property located at **2 Greenlawn Road, Cortlandt Manor.**
- E. **CASE No. 58-07** **Nicholas and Beth Phillips** for an Area Variance for the front yard setback for a proposed front porch on the property located at **152 Colabaugh Pond Road, Croton on Hudson.**

9. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER.**

- 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:
January, 2008**