



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

Regular Meeting – Wednesday, Dec. 19, 2012 at 7:00 PM

Work Session – Monday, Dec. 17, 2012 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR NOV. 14, 2012
3. ADOPTION OF 2013 MEETING DATES
4. **ADJOURNED PUBLIC HEARING TO FEB. 20, 2013:**
 - 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.**
5. **ADJOURNED PUBLIC HEARING TO JAN. 16, 2013:**
 - A. **CASE NO. 2012-28** **Department of Technical Services, Code Enforcement** for an Interpretation of whether the pre-existing, non-conforming use of a building or land is reduced by a portion of the building or land being unoccupied for more than a year.
6. **CLOSE AND RESERVE:**
 - A. **CASE NO. 2012-42** **Robert Brumberg and Ellen Gelber** for an Interpretation that the installation of new permanent windows on an existing porch having removable screens and plastic panels is not an expansion of a non-conforming use on property located at **27 Reynolds Lane, Unit 48, Cortlandt Manor, NY.**
7. **ADJOURNED PUBLIC HEARINGS:**
 - A. **CASE NO. 2012-25** **Matteo and Kim Velardo** for an Area Variance for an accessory structure (above ground pool) in the front yard and an Area Variance for the front yard setback for a proposed deck on property located at **8 Lent Ave, Montrose.**
 - B. **CASE NO. 2012-30** **Marcia Royce** for an Interpretation that the tutorial service as currently conducted by the Petitioner within her home is a pre-existing nonconforming use under Section 307-78 of the Town of Cortlandt Zoning Ordinance (“Zoning Ordinance”), or that Petitioner is deemed to have been granted a special permit under Section 307-83 of the Zoning Ordinance, or, in the alternative, Petitioner requests a Special Permit for a Home Occupation pursuant to Section 307-40, Section 307-42 and Section 307-46 of the Zoning Ordinance on property located at **2223 Maple Ave., Cortlandt Manor.**

OVER....

C. **CASE NO. 2012-36** **Brian & Stacey Retallick** for an Area Variance to allow storage of a travel trailer in the side yard on property located at **5 Radzivila Rd., Montrose.**

D. **CASE NO. 2012-44** **Signs Ink on behalf of 97 Locust Ave. LLC** for an Area Variance for the total allowed business signage on property located at **97 Locust Ave., Cortlandt Manor.**

8. **NEW PUBLIC HEARINGS:**

A. **CASE NO. 2012-47** **Rengasamy Kasinathan** for an Interpretation that paving an existing gravel driveway and parking area for a pre-existing, non-conforming convenience store is not an expansion of a non-conforming use on property located at **2117 Maple Ave., Cortlandt Manor.**

B. **CASE NO. 2012-48** **Earthcon Equipment and Realty Inc., Kevin Fraioli, President** for an Interpretation that a proposed garden center is a retail use permitted in the HC zoning district and not a landscape contractor, which is not a permitted use in the HC zone on property located at **2279 Crompond Rd., Cortlandt Manor.**

NEXT REGULAR MEETING JAN. 16, 2013