



# 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, 16, 2015 at 7:00 PM**

**Work Session – Monday, Dec. 14, 2015 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR NOV. 18, 2015
3. ADOPTION OF 2016 MEETING DATES

**4. ADJOURNED PUBLIC HEARINGS:**

- A. **CASE NO. 2015-17 ASF Construction & Excavation Corp.** for an Interpretation that the applicant is a Specialty Trade Contractor as defined by the Town Code Chapter 307-4 Definitions so they can submit a Special Permit Application to the Planning Board on property located at **37 Roa Hook Rd., Cortlandt Manor.**
- B. **CASE NO. 2015-23 Acadia Cortlandt Crossing, LLC** for Area Variances for the Minimum Buffer Requirement along a residential district boundary and the Minimum Landscape Coverage requirement, and a Variance from the required number of parking spaces on property located at **3144 E Main St. (Cortlandt Boulevard), Mohegan Lake, NY.**
- C. **CASE NO. 2015-25 Demitri Vourliotis Living Trust** for an Area Variances for the rear and side yard setbacks for an existing shed on property located at **194 Cortlandt St., Croton-on-Hudson, NY.**

**OVER...**

- D. **CASE NO. 2015-32**      **Robert & Lindea Whalen** for an Accessory Apartment Special Permit on property located at **17 Dream Lake Rd. Croton-on-Hudson, NY.**

5. **ADJOURNED PUBLIC HEARING TO JAN.:**

- A. **CASE NO. 2015-20**      **Emily Fehlbaum** for an Area Variance for an Accessory Structure, a 12' x 24' garage, in the front yard on property located at **100 Laurel Rd., Croton-on-Hudson.**

6. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2015-33**      **CRP Sanitation** for an Interpretation that the manufacturing of compost is a permitted use in the M-1 Zone on property located at **2 Bay View Rd., Cortlandt Manor.**
- B. **CASE NO. 2015-34**      **PSK Supermarkets, Foodtown, Freshtown** for Area Variances for the size of a freestanding sign, the total wall signage and the total allowed signage for the site on property located at **2005 Albany Post Rd., Croton-on-Hudson, NY.**
- C. **CASE NO. 2015-35**      **Ilene Goodman** for an Area Variance for the side yard setback to convert an existing deck to habitable space and add an addition to create new dining and sitting areas on property located at **21 Lakeview Ave. W, Cortlandt Manor.**

**NEXT REGULAR MEETING**

**WEDNESDAY, JAN. 20, 2016**