



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, Feb. 15, 2017 at 7:00 PM

Work Session – Monday, Feb. 13, 2017 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR JAN. 18, 2017
3. **CLOSED AND RESERVED:**
 - A. **CASE NO. 2016-10 New York SMSA Limited Partnership /d/b/a Verizon Wireless** for a Special Permit to install a wireless telecommunication facility on property located at **1065 Quaker Bridge Rd. East, Croton-on-Hudson, NY.**
 - B. **CASE NO. 2016-24 Hudson Ridge Wellness Center, Inc. and Hudson Education and Wellness Center** for an Area Variance from the requirement that a hospital in a residential district must have frontage on a State Road for this property located at **2016 Quaker Ridge Rd., Croton-on-Hudson, NY.**

NOTE: Only the Public Hearing on the issue of “Area Variance” versus “Use Variance” has been closed and reserved. After adoption of a Decision and Order on the Area/Use issue, the Public Hearing on the Variance request will continue at future meetings on this application.

4. **ADJOURNED PUBLIC HEARING:**

- A. **CASE NO. 2016-29 Alex and Diana Daoud** for Area Variance for the front yard setback for an addition on property located at **11 Buena Vista Ave., Cortlandt Manor, NY.**

Over...

- B. **CASE NO. 2017-01** **Luis Otavalo** for Area Variances for side and rear yard setbacks for an existing deck and addition on property located at **58 Sherwood Rd., Cortlandt Manor, NY.**

- C. **CASE NO. 2017-03** **Viktor Solarik, architect, on behalf of Richard Joseph** for Area Variances for the total square footage of accessory structures, and an accessory structure, a chicken coop/garden enclosure, in the front yard on property located at **14 Bramble Bush Rd, Croton-on-Hudson, NY.**

5. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2017-05** **Daniel and Nancy DelMonte** for an Area Variance for the side yard setback for front porch and garage additions on property located at **15 Damian Way, Cortlandt Manor, NY.**

- B. **CASE NO. 2017-06** **Michael Druchunas and Siew Yin Wee** for an Area Variance for accessory structures, a barn and lean-to, in the front yard, an Area Variance for the total square footage of accessory structures, and an Area Variance for the height of an accessory structure on property located at **293 Lafayette Ave., Cortlandt Manor, NY.**

NEXT REGULAR MEETING

WEDNESDAY, MAR. 15, 2017