



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, May 17, 2017 at 7:00 PM

Work Session – Monday, May 15, 2017 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR APRIL 19, 2017
3. **ADJOURNED PUBLIC HEARINGS:**
 - A. **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.**
 - 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.**
 - C. **CASE NO. 2017-07 Verplanck Riverside Park Inc.** Interpretation that the replacement of vacant mobile homes with manufactured homes is not an expansion of a non-conforming use on a pre-existing, non-conforming property at **250 Kings Ferry Rd., Verplanck, NY.**
 - D. **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.**

...OVER

4. NEW PUBLIC HEARINGS:

- A. CASE NO. 2017-11 New York SMSA Limited Partnership d/b/a Verizon Wireless** for a Special Permit Recertification for an existing Wireless Telecommunications Facility consisting of antennas and related base equipment on property located at **51 Scenic Drive, Croton-on-Hudson, NY.**
- B. CASE NO. 2017-12 New York SMSA Limited Partnership d/b/a Verizon Wireless** for a Special Permit Recertification for an existing Wireless Telecommunications Facility consisting of antennas and related base equipment on property located at **299 9th St., Con Edison Tower (River Tower East), Verplanck, NY.**
- C. CASE NO. 2017-13 Santucci Construction Corp** for an Area Variance for the height of a new house on property located at **17 Travis Lane, Montrose, NY.**
- D. CASE NO. 2017-14 Patrick McCoey** for an Area Variance for an accessory structure, an in-ground pool, in the front yard, and an Area Variance for the total square footage of accessory structures on property located at **296 Watch Hill Rd., Cortlandt Manor.**

NEXT REGULAR MEETING

WEDNESDAY, JUNE 21, 2017