



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

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Town Board

AGENDA.....

ZONING BOARD OF APPEALS

Town Hall
1 Heady Street
Cortlandt Manor, NY
Wednesday Evening
May 21, 2008

Regular Meeting – Wednesday 5/21/08 at 7:00 PM

Work Session – Monday 5/19/08 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 3/19/08.
3. **CLOSE AND RESERVED DECISIONS.**
 - 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.**
4. **ADJOURNED PUBLIC HEARINGS.**
 - 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. 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.**
 - C. **CASE No. 53-07** **Hilltop Nurseries, LLC** for an Area Variance for parking spaces associated with the proposed commercial business in the R-40 portion on the property located at **2028 Albany Post Road, Croton on Hudson.**
 - D. **CASE NO. 05-08** **Grace Price** for an Area Variance for a front yard setback on the property located at **27 Brandeis Avenue, Mohegan Lake.**
 - E. **CASE No. 07-08** **John and Deborah Cruikshank** for an Area Variance for a front yard setback for a proposed addition on the property located at **2 Giordano Drive, Cortlandt Manor.**
 - F. **CASE No. 09-08** **James M. Flandreau, Deputy Director of Code Enforcement** for an Interpretation if the screening for a pre-existing contractor’s yard was installed as per Zoning Board of Appeals Case No. 05-03 and the an Interpretation if the property know as 0 Van Cortlandt Place is part of the pre-existing contractor’s yard and an Interpretation if the vehicles on 14 Van Cortlandt Place which have not been moved can stay as part of the contractor’s yard on the property located at **14 Van Cortlandt Place, Cortlandt Manor.**
 - G. **CASE No. 11-08** **Thomas & Stephanie Mulroy** for an Area Variance for the front and side yard setbacks for a proposed addition on the property located at **10 McGregor Lane, Crompond.**
5. **NEW PUBLIC HEARINGS.**
 - A. **CASE No. 12-08** **Pasquale Carbone and Wayne Smith** for an Area Variance for the size of lots, an Area Variance for the lot width, and an Area Variance for a side yard setback on the properties located at **150 Highland Avenue and 154 Highland Avenue.**

- B. **CASE No. 13-08** **Paul Cillo** for an Area Variance for front yard setback for a proposed a open deck on the property located at **30 Cherry Place, Lake Peekskill.**
- C. **CASE No. 14-08** **Galo Uribe** for an Area Variance for the front yard setback for an existing front porch and the front yard setback for an existing front stairs on the property located at **6 Emerson Place, Montrose.**
- D. **CASE No. 15-08** **Umberto and Carmela Cedolin** for an Area Variance for the front yard setback for an existing dwelling and a rear yard setback for accessory structure (shed) on the property located at **83 Locust Avenue, Cortlandt Manor.**
- E. **CASE No. 16-08** **Edward and Sonia Abboud** for an Area Variance for the side yard setback for a proposed addition on the property located at **31 Furnace Brook Drive, Cortlandt Manor.**
- F. **CASE No. 17-08** **Dominic & Susan Pandolfino** for an Area Variance for a front yard setback and a side yard proposed accessory structure (generator) on the property located at **59 College Hill Road, Montrose.**
- G. **CASE No. 18-08** **Greg Carey** for an Area Variance for a front yard setback and side yard setback on the property located at **14 Short Hill Road, Croton on Hudson.**
- H. **CASE No. 19-08** **Dennis Sherwood** for an Area Variance for a side yard setback for a proposed two story addition on the property located at **70 Paulding Lane, Crompond.**
6. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS FACILITY.**
- 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 on Hudson.**

**NEXT MEETING DATE:
June 18, 2008**