



# TOWN OF CORTLANDT ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567  
914-734-1010  
FAX 914-293-0991  
<http://www.townofcortlandt.com>

**TOWN BOARD**  
RICHARD BECKER  
FRANCIS X. FARRELL  
ANN LINDAU-MARTIN  
JOHN E. SLOAN

**David S. Douglas**  
Chairman  
**Wai Man Chin**  
Vice-Chairman  
**Members:**  
CHARLES P. HEADY  
ADRIAN C. HUNTE  
JOHN W. MATTIS  
RAYMOND R. REBER  
JAMES SEIRMARCO

AGENDA.....

**ZONING BOARD OF APPEALS**  
**Town Hall - 1 Heady Street**  
**Cortlandt Manor, NY**

**Regular Meeting – Wednesday, May 15, 2013 at 7:00 PM**

**Work Session – Monday, May 13, 2013 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR APRIL 17, 2013
3. **ADJOURNED PUBLIC HEARING TO JUNE:**
  - 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.**
4. **CLOSED AND RESERVED:**
  - 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.
  - B. **CASE NO. 2013-12**                      **Michael Piccirillo, architect, on behalf of Lordae Realty for 2121 Crompond Road LLC** an Area Variance for the size of business wall signs and an interpretation that the building identification lettering is not a sign to be included in the sign area calculation on property located at **2141 Crompond Rd., Cortlandt Manor.**
5. **ADJOURNED PUBLIC HEARING:**
  - A. **CASE NO. 2013-07**                      **Bruce Fulgum on behalf of Fulgum’s Restaurant and Bar Corp.** for an Area Variance for the front yard setback for a deck and awning on property located at **2151 Albany Post Rd., Montrose.**
  - B. **CASE NO. 2013-11**                      **John Lentini, architect, on behalf of Elease Hunter** for an Area Variance for the rear and front yard setbacks on property located at **2 Logwynn Lane, Cortlandt Manor.**
6. **NEW PUBLIC HEARINGS:**
  - A. **CASE NO. 2013-13**                      **Jennifer Hubbard** for an Area Variance for an accessory structure, a garage, in the front yard on property located at **286 Watch Hill Rd. Cortlandt Manor.**

**NEXT REGULAR MEETING JUNE 19, 2013**