



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, Nov. 20, 2013 at 7:00 PM

Work Session – Monday, Nov. 18, 2013 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR OCT. 16, 2013

3. ADJOURNED PUBLIC HEARING TO DEC.:

- 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. ADJOURNED PUBLIC HEARINGS:

- A. **CASE NO. 2013-22** **Frontier Development** for Area Variances for the side yard setback, front yard parking setback, landscaping for parking area, parking spaces, and signage on property located at **3025 E Main St., Cortlandt Manor.**
- B. **CASE NO. 2013-18** **DOTS Code Enforcement** request for an interpretation and determination of the non-conforming status: In Case #161-87 an Interpretation was granted to this property that a tutorial service conducted by the Petitioner within their home was a customary home occupation. The Application was accompanied by statements from the applicant as to the number of students, employees, etc. At the time the interpretation was granted, the ordinance did not contain a cap on the number of employees or students that could be on the premises. Subsequently, the ordinance was amended to limit the number of students and employees. A determination is needed as to what if any limits apply to Case #161-87 presently.
- C. **CASE NO. 2013-26** **Robert Greiss** for an Area Variance for two front yard setbacks to allow construction of a new addition on property located at **543 West Brook Dr., Cortlandt Manor.**

5. NEW PUBLIC HEARINGS:

- A. **CASE NO. 2013-27** **Phoenix 184 Westchester** for an Area Variance for an accessory structure, a deck, in the front yard on property located at **184 Westchester Ave., Verplanck.**

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- B. **CASE NO. 2013-28** **Ilene Goodman, agent for Eric Toxen** for an Area Variance for the front yard setback for an existing house on property located at **48 Lakeview Ave. West, Cortlandt Manor.**
- C. **CASE NO. 2013-29** **Marcia Royce** for an Area Variance for the front yard setback to rebuild a fire damaged house on property located at **2223 Maple Ave., Cortlandt Manor.**
- D. **CASE NO. 2013-30** **John Lentini, architect, on behalf of GTY NY Leasing Inc. (Mobil)** for an Area Variance for an accessory structure, a generator, in the front yard; or an Area Variance for the side yard setback for the generator from an allowed 30 feet down to 8 feet on property located at **2072 E Main St., Cortlandt Manor.**
- E. **CASE NO. 2013-31** **William Caffrey** for an Area Variance for the side yard setback for a deck on property located at **103 4th St., Verplanck.**
- F. **CASE NO. 2013-32** **Kristina Knoeppel** for an Area Variance for the front yard setback for a covered porch on property located at **1 Peekskill Hollow Turnpike, Cortlandt Manor.**
- G. **CASE NO. 2013-33** **Sharon Garb** for a Special Permit to establish and maintain appropriate screening for an existing contractor yard on property located at **2201 Crompond Rd., Cortlandt Manor.**

NEXT REGULAR MEETING DEC. 20, 2013