



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

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AGENDA.....

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

Regular Meeting – Wednesday, Oct. 21, 2015 at 7:00 PM

Work Session – Monday, Oct. 19, 2015 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR AUG. 19 AND SEPT. 16, 2015
3. **ADJOURNED PUBLIC HEARINGS:**
 - A. **CASE NO. 2015-10 New York SMSA Limited Partnership d/b/a Verizon Wireless** for a Special Use Permit for the installation of a wireless telecommunications facility consisting of a 140 foot monopole with antennas for both Verizon Wireless and the Mohegan Fire Department, together with related equipment at the base thereof in an approximately 1,500 square foot fenced equipment compound, an Area Variance for the side yard setback; an Area Variance for the minimum landscape coverage on property located at **260 Croton Ave., Cortlandt Manor.**
 - B. **CASE NO. 2015-17 ASF Construction & Excavation Corp.** for an Interpretation that the applicant is a Specialty Trade Contractor as defined by the Town Code Chapter 307-4 Definitions so they can submit a Special Permit Application to the Planning Board on property located at **37 Roa Hook Rd., Cortlandt Manor.**
 - C. **CASE NO. 2015-20 Emily Fehlbaum** for an Area Variance for an Accessory Structure, a 12' x 24' garage, in the front yard on property located at **100 Laurel Rd., Croton-on-Hudson.**

Over...

4. PETITION TO RE-OPEN CASE #2015-22:

- A. CASE NO. 2015-22** **Anthony Perez** to revise a front yard setback dimension for an Area Variance for the front yard setback to construct a deck extension on property located at **164 Dogwood Rd., Cortlandt Manor.**

5. NEW PUBLIC HEARINGS:

- A. CASE NO. 2015-23** **Acadia Cortlandt Crossing, LLC** for Area Variances for the Minimum Buffer Requirement along a residential district boundary and the Minimum Landscape Coverage requirement, and a Variance from the required number of parking spaces on property located at **3144 E Main St. (Cortlandt Boulevard), Mohegan Lake, NY.**
- B. CASE NO. 2015-24** **Jamie Bennett** for Area Variances for the side yard setbacks for an existing deck and storage shed on property located at **4 Harper Ave., Montrose, NY.**
- C. CASE NO. 2015-25** **Demitri Vourliotis Living Trust** for an Area Variances for the rear and side yard setbacks for an existing shed on property located at **194 Cortlandt St., Croton-on-Hudson, NY.**
- D. CASE NO. 2015-26** **Elissa Kuber** for an Area Variance for the front yard setback for a proposed carport and screened porch on property located at **6 Reber Rd., Croton-on-Hudson, NY.**
- E. CASE NO. 2015-27** **Building Permit Services on behalf of Barbara Fay** for an Area Variance for the front yard setback for an existing living room and den on property located at **119 Dogwood Rd., Cortlandt Manor, NY.**
- F. CASE NO. 2015-28** **James Brown** for an Area Variance for the side yard setback for a proposed rear open deck on property located at **24 Oregon Rd., Cortlandt Manor, NY.**
- G. CASE NO. 2015-29** **Angel Martinez** for an Area Variance for accessory structures, two 12 foot high entry pillars with a 12 foot gate, in the front yard, on property located at **288B Locust Ave., Cortlandt Manor, NY.**

**NEXT REGULAR MEETING
WEDNESDAY, NOV. 18, 2015**