

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, Sept. 21, 2011 at 7:00 PM

Work Session – Monday, Sept 19, 2011 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR AUG. 17, 2011.
3. **PUBLIC HEARING ADJOURNED TO SEPT. 2011 FOR TOWN BOARD ACTION:**
 - A. **CASE No. 11-09** **King Marine** for an Interpretation that the previous non-conforming use obtained by Briar Electric can be changed to a non conforming use for marine storage, sales and services on the property located at **285 8th Street, Verplanck.**
4. **CLOSED AND RESERVED DECISION ADJOURNED TO SEPT, 2011 FOR TOWN BOARD ACTION:**
 - A. **CASE No. 01-10** **Zuhair Quvaides** for an Interpretation of the definition of outdoor storage and vending machines on the property located at **2072 E. Main Street, Cortlandt Manor.**
5. **ADJOURNED PUBLIC HEARINGS:**
 - 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.**
 - B. **CASE NO. 15-11** **James Meaney** for an interpretation - does Local Law 12 of 2010 prevent the Green Materials application to the Planning Board, PB No. 28-08 filed 8/22/08, from proceeding; and does Local Law 12 negate the ZBA Decision and Order in Case No. 33-08.
 - C. **CASE NO. 14-11B** **Capurro Contracting, Inc.** on behalf of Patricia Doherty for an Area Variances for the side yard setback for the existing house on property located at **122 Westchester Ave., Verplanck.**
 - D. **CASE NO. 20-11** **Gas Land Petroleum Inc.** for Area Variances for minimum lot area, rear yard setback, canopy setback, minimum landscape coverage, landscape buffer strip, maximum driveway width, driveway within 50 feet of an intersection, size and height of a freestanding sign, size and height of a business wall sign on property located at **2148 Albany Post Rd. Montrose.**

OVER...

- E. **Case No. 21-11** **Custom Mechanical Service and Design Corp. on behalf of Eric Roppa** for an Area Variance for an accessory structure (shed) in the front yard on property located at **2069 Quaker Ridge Rd., Croton-on-Hudson.**

- F. **Case No. 22-11** **2045 Post Road Realty Corp.** for a Special Permit to establish and maintain appropriate screening for an existing contractor's yard on property located at 2045 Albany Post Rd., Croton-on-Hudson.

8. **NEW PUBLIC HEARINGS:**

- A. **Case No. 23-11** **Lawrence Bennett on behalf of Lidia Alexander** for an Area Variance for the front yard setback to rebuild an existing front portico on property located at **21 Buena Vista Ave., Cortlandt Manor.**

- B. **Case No. 24-11** **Julie Evans, architect, on behalf of Lionel and Stephanie Mellul** for an Area Variance for the front yard setback on property located at **2065 Quaker Ridge Rd., Croton-on-Hudson.**

- C. **Case No. 25-11** **Janet Hecken** for an Area Variance for the front yard setback for an existing carport on property located at **623 Croton Ave., Cortlandt Manor.**

- D. **Case No. 26-11** **Bojan Petek** for an Area Variance to allow an accessory structure in the front yard on property located at **28 Hollis Lane, Croton-on-Hudson.**

NEXT MEETING DATE:

WEDNESDAY, Oct. 19, 2011