



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

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AGENDA.....

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

Regular Meeting – Wednesday, Sept.. 19, 2012 at 7:00 PM

Work Session – Tues., Sept.. 18, 2012 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR AUG., 15, 2012
3. **ADJOURNED PUBLIC HEARING TO NOV. , 2012:**
 - 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. 2012-25** **Mateo and Kim Velardo** for an Area Variance for an accessory structure (above ground pool) in the front yard and an Area Variance for the front yard setback for a proposed deck on property located at **8 Lent Ave, Montrose.**
4. **CLOSED AND RESERVED:**
 - A. **CASE NO. 2012-20** **Department of Technical Services, Code Enforcement** for an Interpretation of how an animal rescue shelter, whether for profit or not-for-profit, is classified under the Town Zoning Ordinance.
4. **ADJOURNED PUBLIC HEARINGS:**
 - 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. 2012-30** **Marcia Royce** for an Interpretation that the current level of activity of her home tutoring occupation is a pre-existing, non-conforming use based on a 1987 Zoning Board of Appeals Decision and Order #161-87, but if the Interpretation is denied, applicant requests a Special Permit for a Home Occupation on property located at **2223 Maple Ave., Cortlandt Manor.**
 - C. **CASE NO. 2012-34** **Arnold Schonberg** for an Area Variance for a business wall sign on property located at **1 Jerome Dr., Cortlandt Manor.**
5. **NEW PUBLIC HEARINGS:**
 - A. **CASE NO. 2012-35** **Gabriel Levison, architect, on behalf of Alan and Sue Bandes** for an Area Variance to construct a rear sun room and deck addition on property located at **7 Harrison Dr., Cortlandt Manor.**

NEXT REGULAR MEETING OCT. 17, 2012