



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 914-734-1025
<http://www.townofcortlandt.com>

John W. Mattis
Chairman
Wai Man Chin
Vice-Chairman
Members:
Richard Becker
David S. Douglas
Charles P. Heady
Raymond A. Reber
James Seirmarco

TOWN BOARD
JOSEPH D. CERRETO
FRANCIS X. FARRELL
ANN LINDAU
JOHN E. SLOAN
Town Board

AGENDA.....

ZONING BOARD OF APPEALS
Town Hall
1 Heady Street
Cortlandt Manor, NY
Wednesday Evening
February 21, 2007

Regular Meeting – Wednesday 2/21/07 at 7:00 PM

Work Session – Tuesday 2/20/07 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 12/20/06 and 1/17/07.
3. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE NO. 66-06** **James M. Flandreau, Deputy Director of Code Enforcement** an Interpretation if a lot line which separates a lot from the Bear Mountain Parkway is a front lot line.
4. **NEW PUBLIC HEARINGS.**
 - A. **CASE No. 03-07** **Ace Sport Realty Holding Corp** for an Area Variance, if required per ZBA Case No. 66-06, for front yard for a proposed structure and Area Variance for the required landscape buffer requirement on the property located at **2054 East Main Street, Cortlandt Manor.**
 - B. **CASE No. 04-07** **Robert McArthur** for an Area Variance for an accessory structure on the property located at **31 Wheeler Drive, Cortlandt Manor.**
 - C. **CASE No. 05-07** **Robert L. Ceresa** for an Area Variance for an accessory structure on the property located at **2 Croton Lake Road, Croton on Hudson.**
 - D. **CASE No. 06-07** **Patrick & Hilda Scelza** Interpretation on the merger of two parcels or Area Variance to sub-divide the two parcels on the property located at **2010 Crompond Road, Cortlandt Manor.**
 - E. **CASE No. 07-07** **Renie Brooks** for an Area Variance for a rear open deck and stairway on the property located at **3 Aberdeen Road, Cortlandt Manor.**
 - F. **CASE No. 08-07** **Richard Ware** for an Area Variance for a front covered porch and front stairway on the property located at **62 Stuart Road, Cortlandt Manor.**
 - G. **CASE No. 09-07** **Rosenthal JCC** for an Interpretation if the proposed improvements constitute an expansion of a non-conforming use or an Use Variance to allow the expansion of a non-conforming use on the property located at **500 Yorktown Road, Croton on Hudson.**

5. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER**

- A. **CASE NO. 48-05:** **Cingular Wireless Services, Inc.** for a Special Use Permit for a wireless telecommunications facility on property located at **451 Yorktown Road, Croton.**

**NEXT MEETING DATE:
March 21, 2007**