



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 – July 15, 2009 at 7:00 PM

Work Session – July 13, 2009 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 5/20/09 and 6/17/09.
3. **CLOSE AND RESERVED DECISIONS ADJOURNED TO NOVEMBER 2009**
 - A. **CASE No. 51-08** **John Nolan dba Cortlandt Organics** for an Interpretation if leaf composting and wood waste processing facility is a permitted use in the M-1 district on the property located at **33 Victoria Avenue, Montrose.**
 - B. **CASE No. 06-09** **Department of Technical Services** for an Interpretation as to what constitutes demolition/distribution of concrete aggregate as it was used in Zoning Board of Appeals Case No. 33-08 Decision and Order.
4. **CLOSE AND RESERVED DECISION ADJOURNED TO AUGUST 2009**
 - A. **CASE No. 23-07** **Congregation Yeshiva Ohr Hameir** for an Interpretation/reversal of Code Enforcement Officer’s determination that the dormitory housing its students is a pre-existing, non-conforming use and that a Special Use Permit is or may be required for the Yeshiva’s operation or expansion on the property located at **141 Furnace Woods Road, Cortlandt.**
5. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE No. 08-09** **Jorge B. Hernandez, RA for M & S Iron Works** for an Interpretation if a structural steel & iron erector is a Special Trade Contractor on the property located at **439 Yorktown Road, Croton-on-Hudson.**
 - B. **CASE No. 11-09** **King Marine** for an Interpretation that the pervious 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.**
 - C. **CASE No. 14-09** **Linda O’Buck** for an Area Variance for the front yard setback for a proposed front porch on the property located at **95 14th Street, Verplanck.**
 - D. **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**
 - E. **CASE No. 19-09** **John A. Sarcone III** for an Area Variance for the side yard setback to legalize the enclosed porch on the property located at **65 Furnace Dock Road, Croton on Hudson.**
6. **NEW PUBLIC HEARINGS.**
 - A. **CASE No. 21-09** **Charles L. Roberto** for an Area Variance from the rear yard setback requirement for an existing accessory structure (shed) on the property located at **140 Sunset Road, Montrose.**
 - B. **CASE No. 22-09** **Rhonda Salters and Victor Lyons** for an Area Variance from the rear yard setback requirement for a proposed open deck on the property located at **31 Sassinoro Boulevard, Cortlandt Manor.**
 - C. **CASE No. 23-09** **Matt Mello** for an Area Variance from the front yard setback requirement for a proposed porch on the property located at **25 School St, Cortlandt Manor.**
 - D. **CASE No. 24-09** **William Dwyer** for an Area Variance from the front yard setback requirement for a proposed second story addition on the property located at **27 Cardoza Avenue, Mohegan Lake.**
7. **CLOSE AND RESERVED DECISION**
 - A. **CASE No. 09-09** **Anthony Cesarini, Contract Vendee,** for An Area Variance for the lot width on the property located at **0 Barger Street, Cortlandt Manor.**

NEXT MEETING DATE:
August 19, 2009