



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 914-293-0991  
<http://www.townofcortlandt.com>

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Wai Man Chin  
Vice-Chairman  
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Town Board

AGENDA.....

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

Regular Meeting – June 17, 2009 at 7:00 PM

Work Session – June 15, 2009 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 5/20/09.
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 to JULY 2009.
  - A. 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 8<sup>th</sup> Street, Verplanck.**
6. 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. 09-09                      **Anthony Cesarini, contract vendee,** for an Area Variance for the lot width on the property located at **0 Barger Street, Cortlandt Manor.**
  - 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 14<sup>th</sup> Street, Verplanck.**
7. NEW PUBLIC HEARINGS.
  - A. CASE No. 16-09                      **St. Columbanus** for an Area Variance for a second freestanding sign on the property located at **120 Oregon Road, Cortlandt Manor.**
  - B. CASE No. 17-09                      **Mr. and Mrs. Morlitz** for an Area Variances for the lot coverage and floor area on the property located at **48 Dimond Avenue, Cortlandt Manor.**
  - C. CASE No. 18-09                      **Post Road Holding Corp.** for an Area Variance for the dwelling count for a proposed mixed use building on the properties located at **0, 2083 and 2085 Albany Post Road, Montrose.**
  - D. 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.**

NEXT MEETING DATE:  
July 15, 2009