



# TOWN OF CORTLANDT

## ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

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**Wai Man Chin**  
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**TOWN BOARD**  
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Town Board

AGENDA.....

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

**Regular Meeting – September 16, 2009 at 7:00 PM**

**Work Session – September 14, 2009 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 8/19/09.
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 OCTOBER 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.**
  - B. **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.**
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 8<sup>th</sup> Street, Verplanck.**
  - 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. 26-09**                      **Steve Erenberg** for an Area Variance from the front yard requirement to legalize an addition and an Area Variance from the front yard requirement to legalize the eave overhang of the addition on the property located at **23 Furnace Brook Drive, Cortlandt.**
  - E. **CASE No. 27-09**                      **Brie Gallagher** for an Interpretation/challenge of Steep Slope Permit No. 20090271 on the property owner by Kyler Cragolin on the property located at **222 Mt. Airy Road West, Croton on Hudson.**
6. **NEW PUBLIC HEARINGS**
  - A. **CASE No. 28-09**                      **Walmart** for an Area Variance from the total allowed signage requirement and the maximum letter height requirement on the property located at **3135 E. Main Street, Mohegan Lake.**
  - B. **CASE No. 29-09**                      **ACRS, Inc.** for an Area Variance from the total allowed signage requirement and the maximum letter height requirement on the property located at **3061 E. Main Street, Mohegan Lake.**
  - C. **CASE No. 30-09**                      **Dominick Santucci** for an Interpretation that allows dwelling units over the existing commercial use on the property located at **2064 E. Main Street, Cortlandt Manor.**
  - D. **CASE No. 31-09**                      **Paul G. Feliu** for an Area Variance from the requirement that no accessory structure (above ground pool) is permitted to be installed in the front yard on the property located at **103 Eton Downs, Cortlandt Manor.**

7. **NEW PUBLIC HEARING FOR TELECOMMUNICATION FACILITY.**

- A. **CASE No. 32-09** MetroPCS New York LLC for a Special Use Permit to co-locate a wireless telecommunications facility on the property located at **51 Scenic Drive, Croton on Hudson.**

**NEXT MEETING DATE:  
October 21, 2009**