



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 – Wednesday, Aug. 17, 2016 at 7:00 PM

Work Session – Monday, Aug. 15, 2016 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR JULY 20, 2015
3. **ADJOURNED PUBLIC HEARING:**
 - A. **CASE NO. 2016-10** **New York SMSA Limited Partnership /d/b/a Verizon Wireless** for a Special Permit to install a wireless telecommunication facility on property located at **1065 Quaker Bridge Rd. East, Croton-on-Hudson, NY.**
 - B. **CASE NO. 2016-13** **Christopher Esposito** for an Interpretation that a proposed deck addition is not an expansion of a non-conforming use, and if approved, an Area Variance for the front yard setback on property located at **236 Kings Ferry Rd., Verplanck, NY.**
 - C. **CASE NO. 2016-14** **Michael Casolaro** Area Variances for the minimum lot size and lot width in the HC zone for a specialty trade contractor on property located at **2006 Albany Post Rd., Croton-on-Hudson.**
4. **RE-OPEN CASE NO. 2016-12 TO INCLUDE AN INTERPRETATION:**
 - A. **CASE NO. 2016-12** **John Palumbo** for an Interpretation that removal of Bilco doors to a non-habitable basement and construction of a new enclosure for basement access, the enclosure of an existing side covered porch, and construction of a 12' x 11' rear open wood deck are not expansions of a non-conforming use; and if so, an Area Variance for the front yard setback for the proposed new enclosure for basement access from a required 7.47 feet down to 5.33 on property located at **1090 Oregon Rd., Cortlandt Manor.**

Over...

5. NEW PUBLIC HEARINGS:

- A. CASE NO. 2016-15 Ana Bermeo** for renewal of an Accessory Apartment Special Permit on property located at **817 Terrace Place, Cortlandt Manor.**
- B. CASE NO. 2016-16 Gary Megennis** for an Area Variance for the total square footage of accessory structures to allow for construction of an in-ground swimming pool on property located at **225 Red Mill Rd., Cortlandt Manor.**
- C. CASE NO. 2016-17 Edward and Anna Wyganowski, Christina DeLuca, Michelle Ocasio** for Area Variances for the size of two lots created by a lot line adjustment on properties located at **178 Cortlandt St. and 3 Crugers Ave., Croton-on-Hudson.**
- D. CASE NO. 2016-18 Charles McCay** for an Area Variance for the rear yard setback for an existing open wood deck on property located at **2 Arthur St., Cortlandt Manor.**

NEXT REGULAR MEETING

WEDNESDAY, SEPT. 21, 2016