



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. 16, 2017 at 7:00 PM

Work Session – Monday, Aug. 14, 2017 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR JULY 19, 2017
3. **ADJOURNED PUBLIC HEARINGS:**
 - A. **CASE NO. 2016-24 Hudson Ridge Wellness Center, Inc. and Hudson Education and Wellness Center** for an Area Variance from the requirement that a hospital in a residential district must have frontage on a State Road for this property located at **2016 Quaker Ridge Rd., Croton-on-Hudson, NY.**
 - B. **CASE NO. 2017-17 Michael Kane, Jr.** for an Area Variance for the side yard setback for a 2nd floor addition on property located at **5 Tryon Circle, Cortlandt Manor.**
4. **NEW PUBLIC HEARINGS:**
 - A. **CASE NO. 2017-19 Rito Arroyo** for an Area Variance for an accessory structure, an above ground pool, in the front yard on property located at **82 Red Mill Rd., Cortlandt Manor.**
 - B. **CASE NO. 2017-20 Roseann Schuyler** for An Interpretation that a structure built in 1974 as a principal dwelling and converted to an accessory structure in 2000, meets the requirement of Town Code Section 307-45 (B)(4) which allows an accessory apartment in the R-80 zone, where the accessory building existed prior to April 21, 1979 on property located at **48 Pond Meadow Rd. , Croton-on-Hudson, NY.**

Over...

- C. **CASE NO. 2017-21 Post Road Holding Corp.** for an Area Variance for the size of a freestanding sign on property located at **2083 Albany Post Rd., Croton-on-Hudson, NY.**
- D. **CASE NO. 2017-22 Ralph Mastromonaco** for an Interpretation of Permitted Uses in the M-1 Zone to address the ongoing Construction and Demolition use at Dakota Supply, on property owned by Briga Enterprises, Inc, **2099 Albany Post Rd., Croton-on-Hudson.**
- E. **CASE NO. 2017-23 Michelle Brady** for an Area Variance for the total square footage of accessory structures to allow construction of an in-ground pool on property located at **16 Arlo Lane, Cortlandt Manor, NY.**
- F. **CASE NO. 2017-24 Christopher Manfredonia** for an Area Variance for the height of an accessory structure, a detached garage, on property located at **47 Maple Row, Crompond, NY.**

5. **PLANNING BOARD REFERRAL:**

- A. July 31, 2017 Memorandum from Chris Kehoe, Deputy Director, Planning Division, for comment on the application of Cortlandt/Peekskill Animal Hospital for Site Plan approval on property at 2158 Crompond Rd.

6. **REQUEST TO RE-OPEN CASE NO. 2016-10 DANISH HOME CELL TOWER**

Submitted by M. William Sherer, Esq.

NEXT REGULAR MEETING WEDNESDAY, SEPT. 27, 2017