

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 – Dec. 15, 2010 at 7:00 PM

Work Session – Dec. 13, 2010 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR OCT. 20, 2010.
3. ADOPTION OF 2011 MEETING CALENDAR
4. **PUBLIC HEARING ADJOURNED TO FEB. 2011 FOR TOWN BOARD ACTION:**
 - A. **CASE No. 11-09** **King Marine** for an Interpretation that the previous 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.**
5. **PUBLIC HEARING ADJOURNED TO JAN. 2011:**
 - A. **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.**
6. **CLOSED AND RESERVED DECISION ADJOURNED TO FEB. 2011 FOR TOWN BOARD ACTION:**
 - A. **CASE No. 01-10** **Zuhair Quvaides** for an Interpretation of the definition of outdoor storage and vending machines on the property located at **2072 E. Main Street, Cortlandt Manor.**
7. **CLOSED AND RESERVED DECISION:**
 - A. **CASE No. 06-10** **Nida Associates** for Area Variances for subdivision of four existing tax lots into four real property lots at **5 and 14 Dove Court, 2003 and 2005 Albany Post Road, Croton-on-Hudson, NY 10520.**
 - B. **CASE No. 23-10** **Jennifer Cohen** for an interpretation that the applicant's requested home occupation is a permitted use, but if not, applicant requests a Home Occupation Special Permit on property at **212 Colabaugh Pond Rd., Croton-on-Hudson, NY 10520.**

OVER...

- C. **CASE No. 24-10** **Department of Technical Services** for an interpretation that the retail sale of bulk building materials, such as sand, gravel, masonry blocks and stone, whether stored outside or in a structure, is regulated by Local Law No. 12 of 2010.

8. **ADJOURNED PUBLIC HEARINGS:**

- A. **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.**
- B. **CASE No. 14-10** **Michael Parthemore** for an Area Variance for a 3rd freestanding sign for **CRISTINA'S** restaurant at **15 Baltic Place, Croton-on-Hudson, NY.**

9. **NEW PUBLIC HEARINGS:**

- A. **CASE No. 25-10** **Santucci Construction, Corp.** for an Area Variance to construct a rear open deck on a proposed new house at **57 Radzivila Rd., Montrose, NY.**

**NEXT MEETING DATE:
JAN. 19, 2011**