



# TOWN OF CORTLANDT ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

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**AGENDA.....**

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

**Regular Meeting – Wednesday, Dec. 20, 2017 at 7:00 PM**

**Work Session – Monday, Dec. 18, 2017 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR NOVEMBER 15, 2017
3. ADOPTION OF 2018 MEETING DATES
4. **ADJOURNED PUBLIC HEARING TO FEB. 2018:**
  - 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.**
5. **ADJOURNED PUBLIC HEARINGS:**
  - A. **CASE NO. 2017-22 Ralph Mastro Monaco** 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.**
  - B. **CASE NO. 2017-31 Frank Ippoliti on behalf of Hudson Point LLC** for an Area Variance for the front yard setback for an entry foyer and addition on property located at **6 Hollow Brook Place, Cortlandt Manor, NY.**
  - C. **CASE NO. 2017-32 Goran Mornhed** for an Area Variance for the side yard setback for an existing deck and garage on property located at **94 Colabaugh Pond Rd, Croton-on-Hudson, NY 10520.**

**OVER...**

- D. **CASE NO. 2017-33 Quality Signs on behalf of T-Mobile** for an Area Variance for the size of a business wall sign on property located at the **Cortlandt Town Center, 3121 E Main St., Cortlandt Manor, NY.**

6. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2017-34 Paul Furfaro** for an Area Variance for the front yard setback to expand an addition on property located at **37 Furnace Brook Dr., Cortlandt Manor, NY.**
  
- B. **CASE NO. 2017-35 Larry DeResh** for an Appeal of the denial of a Building Permit Application by the Director of Code Enforcement on property located at **69 College Hill Rd., Montrose, NY.**

**NEXT REGULAR MEETING WEDNESDAY, JAN. 17, 2018**