



# TOWN OF CORTLANDT

## ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

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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  
Wednesday Evening  
March 19, 2008**

**Regular Meeting – Wednesday 3/19/08 at 7:00 PM**

**Work Session – Monday 3/17/08 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 1/16/08.
3. **CLOSE AND RESERVED DECISIONS to April.**
  - 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.**
4. **ADJOURNED PUBLIC HEARINGS.**
  - A. **CASE 31-07**                      **Best Rent Properties, LLC** for an interpretation that the Town Attorney's determination that the property at the **southwest corner of Westbrook Drive and Oregon Road** cannot be developed as a retail shopping center is incorrect.
  - B. **CASE No. 38-07**                      **Evelyn Williams** for a Special Permit for an Accessory Apartment on the property located at **10 Trolley Road, Cortlandt Manor.**
  - C. **CASE No. 45-07**                      **Mark and Elizabeth Hittman** for an Interpretation that granting a Special Permit for a Medical Office Building does not require abandonment of the residential use in the building on the property located at **1989 Crompond Road, Cortlandt Manor.**
  - D. **CASE No. 51-07**                      **Cortlandt Ridge Homeowners Assoc.** for an Area Variance for the height of an accessory structure on the property located at **0 Sassinoro/Chuisa/Monto, Cortlandt Manor.**
  - E. **CASE No. 53-07**                      **Hilltop Nurseries, LLC** for an Area Variance for parking spaces associated with the proposed commercial business in the R-40 portion on the property located at **2028 Albany Post Road, Croton on Hudson.**
  - F. **CASE NO. 02-08**                      **Oakland Realty Corp.** for an Area Variance for total signage on the property located at **2094 E. Main Street, Cortlandt Manor.**
5. **NEW PUBLIC HEARINGS.**
  - A. **CASE NO. 05-08**                      **Grace Price** for an Area Variance for a front yard setback on the property located at **27 Brandeis Avenue, Mohegan Lake.**
6. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS FACILITY.**
  - A. **CASE NO. 48-05:**                      **Cingular Wireless Services, Inc.** for a Special Use Permit for a wireless telecommunications facility on property located at **451 Yorktown Road, Croton.**

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

- A. **CASE NO. 06-08**                      **New York SMSA Limited Partnership d/b/a Verizon Wireless** for a Special Use Permit to co-locate a wireless telecommunications facility on the property located at **51 Scenic Drive, Croton on Hudson.**

8. **OTHER NEW BUSINESS**

- A. **CASE NO. 04-08**                      **Proposed changes to the Zoning Code Table of Dimensional Regulations.**

**NEXT MEETING DATE:  
April 16, 2008**