



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 – May 19, 2010 at 7:00 PM

Work Session – May 17, 2010 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for April 21, 2010.
3. **PUBLIC HEARINGS ADJOURNED TO JULY, 2010 DUE TO THE MORATORIUM:**
 - A. **CASE No. 51-08** **John Nolan dba Cortlandt Organics** for an Interpretation if leaf composting and wood waste processing facility is a permitted use in the M-1 district on the property located at **33 Victoria Avenue, Montrose.**
 - B. **CASE No. 06-09** **Department of Technical Services** for an Interpretation as to what constitutes demolition/distribution of concrete aggregate as it was used in Zoning Board of Appeals Case No. 33-08 Decision and Order.
 - C. **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.**
 - D. **CASE No. 08-09** **Jorge B. Hernandez, RA for M & S Iron Works** for an Interpretation if a structural steel & iron erector is a Special Trade Contractor on the property located at **439 Yorktown Road, Croton-on-Hudson.**
4. **PUBLIC HEARINGS ADJOURNED TO MAY, 2010 FOR TOWN BOARD ACTION:**
 - A. **CASE No. 11-09** **King Marine** for an Interpretation that the pervious 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.**
 - B. **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.**
5. **CLOSE AND RESERVED DECISIONS:**
 - A. **CASE No. 07-10** **Charles and Diana Jones** for an Area Variance from the requirement for the front yard setback for a proposed covered porch and open stair on the property located at **95 Valley View Road, Cortlandt Manor.**
 - B. **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.**
6. **ADJOURNED PUBLIC HEARINGS:**
 - 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. 42-09** **Nick Danisher** for an Area Variance from the requirement for the front yard setbacks for a proposed single family dwelling on the property located at **22 Pierce Street, Cortlandt Manor.** Adjourned to May at applicant's request.

OVER...

- C. **CASE No. 10-10** **John Delaney** for a Special Permit for an Accessory Apartment on property located at **41 Forest Ave. Cortlandt Manor.**
- D. **CASE No. 11-10** **Curry Properties LLC** for Area Variances for the requirement that 25% of the site be landscaped, for the requirement that there be a 50 foot landscape buffer between an HC Zone and a Residential Zone, for the requirement that there be a landscape strip of 25 feet between the interior curb and the street curb at **3026 E Main St, Cortlandt Manor, NY.**

7. **RE-OPENED PUBLIC HEARING:**

- A. **CASE No. 04-10** **Gyrodyne Company of America, Inc.** for an Area Variance from the requirement of the total number of parking spaces on the property located at **1985 Crompond Road, Cortlandt Manor, NY.**

8. **NEW PUBLIC HEARINGS:**

- A. **CASE No. 12-10** **Erica Harris** for an interpretation that a partially covered front porch does not require a variance, but if one is required, the applicant seeks an Area Variance for a front yard setback at **12 Whittier Ave., Cortlandt Manor, NY.**
- B. **CASE No. 13-10** **Lite Brite Signs** on behalf of **FIVE BELOW**, a new tenant at the Cortlandt Town Center, for an Area Variance for a wall sign at **3133 E Main St, Mohegan Lake, NY.**
- C. **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.**

**NEXT MEETING DATE:
June 16, 2010**