



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1010
FAX 914-293-0991
<http://www.townofcortlandt.com>

David S. Douglas
Chairman
Wai Man Chin
Vice-Chairman

TOWN BOARD
RICHARD H. BECKER
DEBRA A. COSTELLO
FRANCIS X. FARRELL
SETH M. FREACH

Members:
CHARLES P. HEADY
ADRIAN C. HUNTE
JOHN W. MATTIS
RAYMOND R. REBER
JAMES SEIRMARCO

AGENDA.....

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

Regular Meeting – Wednesday, Nov. 15, 2017 at 7:00 PM

Work Session – Monday, Nov. 13, 2017 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR OCTOBER 27, 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. 2017-22 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.**
 - C. **CASE NO. 2017-26 Steven Auth** for Area Variances for the minimum landscape coverage and landscape buffer strip, and a side yard variance on property located at **70 Roa Hook Rd., Cortlandt Manor, NY.**
6. **NEW PUBLIC HEARINGS:**
 - A. **CASE NO. 2017-30 Nisreen Khoury** for a front yard Area Variance for a front covered entry on property located at **11 White Birch Lane, Cortlandt Manor, NY.**

Over...

- 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.**
- 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.**

NEXT REGULAR MEETING WEDNESDAY, DEC. 20, 2017