

# 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 – Oct. 20, 2010 at 7:00 PM**

**Work Session – Oct. 18, 2010 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR SEPT. 15, 2010.
3. **RESERVED DECISION:**
  - A. **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.**
4. **PUBLIC HEARINGS ADJOURNED TO NOV., 2010 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 8<sup>th</sup> 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.**  
**OVER...**
5. **CLOSE AND RESERVED DECISION ADJOURNED TO NOV., 2010 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.**
6. **ADJOURNED PUBLIC HEARINGS:**
  - 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.**

**OVER...**

- B. **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.**
- C. **CASE No. 14-10** **Michael Parthemore** for an Area Variance for a 3<sup>rd</sup> freestanding sign for **CRISTINA'S** restaurant at **15 Baltic Place, Croton-on-Hudson, NY.**
- D. **CASE No. 16-10** **Lewis Sign Co. for Key Bank** for an Area Variance for an additional freestanding sign on the property owned by Yorkcon Properties located at **3000 E. Main St., Cortlandt Manor, NY 10567.**

7. **NEW PUBLIC HEARINGS:**

- A.. **CASE No. 22-10** **Westchester Burgers of Cortlandt, LLC** for an Area Variance for the new Five Guys Burgers and Fries sign at the Cortlandt Town Center, **3121 East Main St., Lake Mohegan, NY 10547.**
- 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.**

**NEXT MEETING DATE:**  
**Nov. 17 , 2010**