

**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 – Sept. 15, 2010 at 7:00 PM**

**Work Session – Sept. 13, 2010 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for Aug. 18, 2010.
3. **RESERVED DECISIONS:**
  - 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. 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.**
  - 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.**
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 TO OCT.:**
- 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.**
7. **REMANDED CASE ADJOURNED TO SEPT.:**
- A. **CASE No. 27-09**                      **Brie Gallagher** for an interpretation/challenge of Steep Slope Permit No. 20090271 on the property owner by Kyler Cragnolin on the property located at **222 Mt. Airy Road West, Croton on Hudson.**
8. **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. 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.**
- C. **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.**
9. **NEW PUBLIC HEARINGS:**
- A.. **CASE No. 20-10**                      **Steven and Ericka Schlenkermann** for renewal of a Special Permit for an accessory apartment on the property located at **33 North 4<sup>th</sup> St., Cortlandt Manor, NY.**
- B. **CASE No. 21-10**                      **Marc and Maria Rosen** for an Area Variance for the height of a side yard retaining wall and fence on property located at **7 Sassinoro Drve, Cortlandt Manor, NY.**

**NEXT MEETING DATE:  
OCT. 20, 2010**