



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

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AGENDA.....

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

Regular Meeting – Wednesday, Sept. 17, 2014 at 7:00 PM

Work Session – Monday, Sept. 15, 2014 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR Aug. 20, 2014

3. CLOSED AND RESERVED:

- A. **CASE NO. 2013-37** **DOTS Code Enforcement** for an Interpretation that the pre-existing, non-conforming five-family residence has been in continuous use since July 15, 1996, with none of the units vacant for more than one year from that date to the present on property located at **1 Hale Hollow Rd., Croton-on-Hudson.**

- B. **CASE NO. 2014-19** **Bill Allen of SolarCity on behalf of Jean Oitice** for an Area Variance for the total square footage of accessory structures on property located at **269 Lafayette Ave, Cortlandt Manor.**

- C. **CASE NO. 2014-16** **Hudson National Golf Club** for an Interpretation that:
 - 1) To the extent necessary in order to satisfy the “country club” use criteria and the minimum lot area and frontage requirements for a Special Permit for “country club” use of the portion of its property in Cortlandt, under Section 307-4, 307-14 and 307-52 of the Town Code, the Applicant may utilize the adjoining portion of its property in the Village of Croton-on-Hudson, which is currently utilized as an approved country club and golf course, to permit the Applicant to utilize the entire property as one such country club and golf course, or alternatively,

OVER...

2) The Applicant's proposed use of the Cortlandt portion of its property as a golf driving range and teaching facility, as part of one combined country club and golf course use of that portion and the adjoining portion in the Village of Croton-on-Hudson, constitutes a "country club" use permitted by special permit under Section 307-4, 307-14 and 307-52 of the Town Code, for requirements, including minimum lot area and frontage requirements. The property is located on **Hollis Lane, Cortlandt Manor.**

4. ADJOURNED PUBLIC HEARINGS:

- A. CASE NO. 2014-15 Blair Companies on behalf of Domino's** for an Area Variance for the size of a Domino's business wall sign and an Area Variance to allow a second freestanding sign with an Area Variance for the size and height of the second freestanding sign on property located at **Pike Plaza, 2050 Cortlandt Blvd. (E. Main St.), Cortlandt Manor.**
- B. CASE NO. 2014-17 Montauk Student Transport, LLC** for an Interpretation challenging the Code Enforcement Officer determination that the parking of buses is not a permitted use on property located at **5716 Albany Post Road, Cortlandt Manor.**

5. NEW PUBLIC HEARINGS:

- A. CASE NO. 2014-21 Maciej Przybylowski** for an Area Variance for an Accessory Structure, a tree house, in the front yard on property at **103 Kings Ferry Rd., Montrose.**

NEXT REGULAR MEETING OCT. 15, 2014