



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
Wednesday Evening
July 18, 2007

Regular Meeting – Wednesday 7/18/07 at 7:00 PM

Work Session – Monday 7/16/07 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 5/16/07.
3. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE No. 06-07** **Patrick & Hilda Scelza** Interpretation on the merger of two parcels or Area Variance to sub-divide the two parcels on the property located at **2010 Crompond Road, Cortlandt Manor.**
 - B. **CASE No. 17-07** **Francesca P. Demas** for an Area Variance for a side yard setback for a proposed addition on the property located at **45 Fowler Avenue, Cortlandt Manor.**
 - C. **CASE No. 23-07** **Congregation Yeshiva Ohr Hameir** for an Interpretation/reversal of Code Enforcement Officer’s determination that the dormitory housing its students is a pre-existing, non-conforming use and that a Special Use Permit is or may be required for the Yeshiva’s operation or expansion and if required an Area Variance for required yard setback and an Area Variance to allow access to the premises from a non- state or county highway on the property located at **141 Furnace Woods Road, Cortlandt.**
4. **NEW PUBLIC HEARINGS.**
 - A. **CASE No. 27-07** **Ernest Knippenberg** for an Area Variances for the side and rear yards for proposed building addition and an Area Variances for Landscaping Buffer on the property located at **6 Dogwood Road, Cortlandt Manor.**
 - B. **CASE No. 28-07** **Greg Willinger** for an Area Variances for the front yard setback for construction to the dwelling and side yard setback for proposed accessory structure on the property located at **317 Watch Hill Road, Cortlandt Manor.**
 - C. **CASE No. 29-07** **Crompond Road LLC** for an Area Variance for the size and height of a proposed freestanding sign on the property located at **2293 Crompond Road, Cortlandt Manor.**
 - D. **CASE No. 30-07** **Michaels Stores Inc.** for an Area Variance for a proposed wall sign on the property located at **3131 E. Main Street, Mohegan Lake.**

- E. **CASE 31-07** **Best Rent Properties, LLC** for an interpretation that the Town Attorney's determination that the property at the **southwest corner of Westbrook Drive and Oregon Road** cannot be developed as a retail shopping center is incorrect.

ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER to December.

- A. **CASE NO. 48-05:** **Cingular Wireless Services, Inc.** for a Special Use Permit for a wireless telecommunications facility on property located at **451 Yorktown Road, Croton.**

**NEXT MEETING DATE:
August 15, 2007**