



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>

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Town Board

AGENDA.....

ZONING BOARD OF APPEALS

Town Hall
1 Heady Street
Cortlandt Manor, NY
Wednesday Evening
April 16, 2008

Regular Meeting – Wednesday 4/16/08 at 7:00 PM

Work Session – Monday 4/14/08 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 1/16/08 and 2/20/08.
3. **CLOSE AND RESERVED DECISIONS.**
 - A. **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 on the property located at **141 Furnace Woods Road, Cortlandt.**
4. **ADJOURNED PUBLIC HEARINGS.**
 - A. **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.
 - B. **CASE No. 45-07** **Mark and Elizabeth Hittman** for an Interpretation that granting a Special Permit for a Medical Office Building does not require abandonment of the residential use in the building on the property located at **1989 Crompond Road, Cortlandt Manor.**
 - C. **CASE No. 53-07** **Hilltop Nurseries, LLC** for an Area Variance for parking spaces associated with the proposed commercial business in the R-40 portion on the property located at **2028 Albany Post Road, Croton on Hudson.**
 - D. **CASE NO. 05-08** **Grace Price** for an Area Variance for a front yard setback on the property located at **27 Brandeis Avenue, Mohegan Lake.**
5. **NEW PUBLIC HEARINGS.**
 - A. **CASE No. 07-08** **John and Deborah Cruikshank** for an Area Variance for a front yard setback for a proposed addition on the property located at **2 Giordano Drive, Cortlandt Manor.**
 - B. **CASE No. 08-08** **Elizabeth and Paul Platko** for an Area Variance for a side yard setback for a proposed addition, Area Variance for a rear yard setback for a proposed addition and an Area Variance for a rear yard setback for a proposed open stairs on the property located at **11 Dickerson Rd, Cortlandt Manor.**
 - C. **CASE No. 09-08** **James M. Flandreau, Deputy Director of Code Enforcement** for an Interpretation if the screening for a pre-existing contractor’s yard was installed as per Zoning Board of Appeals Case No. 05-03 and the an Interpretation if the property know as 0 Van Cortlandt Place is part of the pre-existing contractor’s yard and an Interpretation if the vehicles on 14 Van Cortlandt Place which have not been moved can stay as part of the contractor’s yard on the property located at **14 Van Cortlandt Place, Cortlandt Manor.**
 - D. **CASE No. 10-08** **Galileo Cortlandt LLC** for an Area Variance for the total size of signage for the tenant space on the property located at **3105 E. Main Street, Mohegan Lake.**

E. **CASE No. 11-08** **Thomas & Stephanie Mulroy** for an Area Variance for the front and side yard setbacks for a proposed addition on the property located at **10 McGregor Lane, Crompond.**

6. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS FACILITY.**

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.**

B. **CASE NO. 06-08** **New York SMSA Limited Partnership d/b/a Verizon Wireless** for a Special Use Permit to co-locate a wireless telecommunications facility on the property located at **51 Scenic Drive, Croton on Hudson.**

NEXT MEETING DATE:
May 21, 2008