



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

Regular Meeting – Wednesday, Aug. 15, 2012 at 7:00 PM

Work Session – Monday, Aug. 13, 2012 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR JULY 18, 2012
3. **ADJOURNED PUBLIC HEARING TO SEPT. 19, 2012:**
 - A. **CASE NO. 2012-28** **Department of Technical Services, Code Enforcement** for an Interpretation of whether the pre-existing, non-conforming use of a building or land is reduced by a portion of the building or land being unoccupied for more than a year.
 - B. **CASE NO. 2012-30** **Marcia Royce** for an Interpretation that the current level of activity of her home tutoring occupation is a pre-existing, non-conforming use based on a 1987 Zoning Board of Appeals Decision and Order #161-87, but if the Interpretation is denied, applicant requests a Special Permit for a Home Occupation on property located at **2223 Maple Ave., Cortlandt Manor.**
4. **ADJOURNED PUBLIC HEARING TO NOV. , 2012:**
 - A. **CASE NO. 2012-25** **Mateo and Kim Velardo** for an Area Variance for an accessory structure (above ground pool) in the front yard and an Area Variance for the front yard setback for a proposed deck on property located at **8 Lent Ave, Montrose.**
5. **CLOSED AND RESERVED:**
 - A. **CASE NO. 2012-20** **Department of Technical Services, Code Enforcement** for an Interpretation of how an animal rescue shelter, whether for profit or not-for-profit, is classified under the Town Zoning Ordinance.
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...

Regular Meeting – Wednesday, Aug. 15, 2012 at 7:00 PM

7. NEW PUBLIC HEARINGS:

- A. CASE NO. 2012-31** **Louis Schmidt** for an Area Variance for the front yard setback for a second floor addition on property located at **2 Putnam Park Rd., Cortlandt Manor.**
- B. CASE NO. 2012-32** **Alice And Thor Mann** for an Area Variance for the height of an accessory structure and an Area Variance for the total square footage of all accessory structures on property located at **31 College Hill Rd., Montrose.**
- C. CASE NO. 2012-33** **Lori Cerbone** for an Area Variance for the front yard setback for a second floor addition on property located at **115 Westchester Ave., Verplanck.**
- D. CASE NO. 2012-34** **Arnold Schonberg** for an Area Variance for a business wall sign on property located at **1 Jerome Dr., Cortlandt Manor.**

NEXT MEETING DATE: WEDNESDAY, SEPT. 19, 2012