



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 – February 17, 2010 at 7:00 PM

Work Session – February 16, 2010 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 11/18/09, 12/16/09, 1/20/10.
3. **PUBLIC HEARINGS ADJOURNED TO APRIL, 2010 DUE TO THE MORATORIUM.**
 - 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. 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.**
 - D. **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.**
4. **PUBLIC HEARINGS ADJOURNED TO MARCH , 2010 FOR TOWN BOARD ACTION.**
 - A. **CASE No. 11-09** **King Marine** for an Interpretation that the pervious 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 8th 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.**
5. **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.**
 - B. **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.**
 - C. **CASE No. 05-10** **James M. Flandreau, Deputy Director of Code Enforcement** for an Interpretation of how fence height is measured.
6. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE No. 42-09** **Nick Danisher** for an Area Variance from the requirement for the front yard setbacks for a proposed single family dwelling on the property located at **22 Pierce Street, Cortlandt Manor.**
 - B. **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.**

OVER...

7. **NEW 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.**

8. **CORRESPONDENCE**

- A. **CASE No. 37-09** Letter from Mr. Jones requesting that his case be re-opened.
- B. **Referral from the Town Board** – Comments sought for a Proposed Local Law with respect to Zoning Board Policies and Procedures.

**NEXT MEETING DATE:
MARCH 17, 2010**