



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

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TOWN BOARD
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Town Board

AGENDA.....

ZONING BOARD OF APPEALS
Town Hall
1 Heady Street
Cortlandt Manor, NY
Wednesday Evening
June 21, 2006

Regular Meeting – Wednesday 6/21/06 at 7:00 PM

Work Session – Monday 6/19/06 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 4/19/06 and 5/17/06.
3. **ADJOURNED PUBLIC HEARINGS TO JULY 19, 2006.**
 - A. **CASE NO. 22-06** **Mirna & Roberto Valiente** for a Special Permit of an Accessory Apartment on property located at **339 Alpine Drive, Cortlandt Manor.**
4. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE NO. 20-06** **Monteverde, LLC** for an Interpretation if a spa constitutes an expansion of the Hotel/Restaurant use on property located at **28 Bear Mountain Bridge Road, Cortlandt Manor.**
 - B. **CASE NO. 23-06** **Percy & Barbara Montes** for a Use Variance for a Day Care/Nursery School on property located at **18 Radio Terrace, Cortlandt Manor.**
 - C. **CASE NO. 28-06** **Daniel Newman** for an Area Variance for the rear yard setback for a proposed deck at the property located at **101 Elm Street, Cortlandt Manor.**
4. **NEW PUBLIC HEARINGS.**
 - A. **CASE NO. 33-06** **The Rugged Boot Company, Inc.** for an Area variance for side yard setback for a wood ramp and rear wood stairs at property located at **3258 East Main St, Mohegan Lake.**
 - B. **CASE No. 34-06** **Philip Pellegrino** for an Area variance detached building height for a proposed garage at property located at **3021 Lexington Avenue, Mohegan Lake.**
 - C. **CASE NO. 36-06** **Stephen & Kerry Ann Couch** for an Area Variance for the front yard setback for an addition at property located at **45 Furnace Dock Road, Croton-on-Hudson.**
 - D. **CASE NO. 37-06** **Arnold Ray** for a Special Permit for Home Occupation at property located at **17 Red Oak Lane. Cortlandt.**
 - E. **CASE NO. 38-06** **Thomas McDonough** for an Area Variance for the front yard setback for above grade pool with attached deck at the property located at **24 Sunset Lane, Croton on Hudson.**

F. **CASE NO. 39-06** **Ed Vergano, Director of Technical Services** for an interpretation regarding the calculation of Height limitations for single family homes as provided in Section 307-4 of the Town Code.

5. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER**

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.**

6. **NEW PUBLIC HEARING FOR TELECOMMUNICATIONS TOWER**

A. **CASE NO. 35-06** **Cingular Wireless Services, Inc.** for a Special Use Permit for a wireless telecommunications facility on property located at **51 Scenic Drive, Croton-on-Hudson.**

**NEXT MEETING DATE:
July 19, 2006**