



# TOWN OF CORTLANDT

## ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

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Town Board

**AGENDA.....**

**ZONING BOARD OF APPEALS**

**Town Hall  
1 Heady Street  
Cortlandt Manor, NY  
Wednesday Evening  
June 18, 2008**

**Regular Meeting – Wednesday 6/18/08 at 7:00 PM**

**Work Session – Monday 6/16/08 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 4/23/08.
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.**
  - B. **CASE No. 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.
  - C. **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 on Hudson.**
4. **ADJOURNED PUBLIC HEARINGS.**
  - A. **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.**
  - B. **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.**
  - 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. 16-08**                      **Edward and Sonia Abboud** for an Area Variance for the side yard setback for a proposed addition on the property located at **31 Furnace Brook Drive, Cortlandt Manor.**
  - E. **CASE No. 19-08**                      **Dennis Sherwood** for an Area Variance for a side yard setback for a proposed two story addition on the property located at **70 Paulding Lane, Crompond.**
5. **NEW PUBLIC HEARINGS.**
  - A. **CASE No. 20-08**                      **Key Bank** for an Area Variance for the total signage on the property and two freestanding signs on the property located at **3000 E. Main Street, Peekskill.**

- B. **CASE No. 21-08**                      **Patrick McCarney** for an Area Variance for the size of the freestanding sign on the property located at **2305 Crompond Road, Crompond.**
  
- C. **CASE No. 22-08**                      **Walter Haass** for an Interpretation that the dwelling is a pre-existing non-conforming two family dwelling and, if required, an Area Variance for the expansion of a pre-existing non-conforming two family dwelling for a proposed second story addition and for the side yard setback for an existing one story sunroom on the property located at **3 Elm Street, Cortlandt.**
  
- D. **CASE No. 23-08**                      **Kim Turner** for an Area Variance for the front yard setback for a proposed front porch on the property located at **6 Lakeview Ave West, Cortlandt.**
  
- E. **CASE No. 24-08**                      **Jeanne & Michael Anzalone** for an Area Variance for the front yard setback for a proposed front porch and proposed second story addition on the property located at **15 Lincoln Road, Croton on Hudson.**

**NEXT MEETING DATE:  
July 18, 2008**