



# 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>

**TOWN BOARD**  
RICHARD BECKER  
FRANCIS X. FARRELL  
ANN LINDAU  
JOHN E. SLOAN

**David S. Douglas**  
Chairman  
**Wai Man Chin**  
Vice-Chairman  
**Members:**  
CHARLES P. HEADY  
ADRIAN C. HUNTE  
JOHN W. MATTIS  
RAYMOND R. REBER  
JAMES SEIRMARCO

AGENDA.....

**ZONING BOARD OF APPEALS**  
**Town Hall - 1 Heady Street**  
**Cortlandt Manor, NY**

**Regular Meeting – Wednesday, June 20, 2012 at 7:00 PM**

**Work Session – Monday, June 18, 2012 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR MAY 16, 2012
3. **ADJOURNED PUBLIC HEARINGS TO AUG. 15, 2012:**
  - 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.**
4. **ADJOURNED PUBLIC HEARINGS**
  - A. **CASE NO. 2012-07**                      **Salvatore Fertucci** for an Area Variance for a side yard setback for an addition on property at **73 Paulding Lane, Crompond, NY.**
  - B. **CASE NO. 2012-13**                      **George Murphy** for an Area Variance for the front yard setbacks to replace an existing deck on property located at **1 Hood Place, Cortlandt Manor.**
  - C. **CASE NO. 2012-14**                      **Earle Ellefsen** for an Area Variance to allow an accessory structure (generator) in the front yard on property located at **2028 Quaker Ridge Rd., Croton-on-Hudson.**
  - D. **CASE NO. 2012-17**                      **David Vanvoorhis** for an Area Variance for an accessory structure (wood shed) in the front yard and for unenclosed storage of material (firewood) occupying more than 100 square feet in the front yard on property located at **27 Susan Lane, Cortlandt Manor.**
  - E. **CASE NO. 2012-18**                      **Adam Goodrich** for an Area Variance for the front yard setback for a garage extension on property located at **18 Meadowsweet Rd., Cortlandt Manor.**
5. **NEW PUBLIC HEARINGS:**
  - A. **CASE NO. 2012-19**                      **Christine Newcombe** for an Area Variance for the front yard setback for a 2<sup>nd</sup> floor addition on property located at **90 Paulding Lane, Crompond.**
  - B. **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.
  - C. **CASE NO. 2012-21**                      **Department of Technical Services, Code Enforcement** for an Interpretation of how an academic tutoring use in a commercial zone is classified under the Town Zoning Ordinance.

**OVER.....**

**Regular Meeting – Wednesday, June 20, 2012 at 7:00 PM**

- D. **CASE NO. 2012-22**                      **Maria Hardman** for an Area Variance for the side yard setback for a 2<sup>nd</sup> story addition on property located at **21 Battery Place, Croton-on-Hudson.**
  
- E. **CASE NO. 2012-23**                      **Curry Properties** for an Area Variance for signage on the Toyota building located at **3026 E. Main St., Cortlandt Manor.**
  
- F. **CASE NO. 2012-24**                      **New York SMSA Limited Partnership d/b/a Verizon Wireless** for recertification of a Co-Location Special Permit for an existing wireless telecommunications facility with a like-kind antenna replacement, on property located at **51 Scenic Drive, Croton-on-Hudson.**

**NEXT MEETING DATE: WEDNESDAY, JULY 18, 2012**