



# 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>

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**AGENDA.....**

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

**Regular Meeting – Wednesday, Mar. 15, 2017 at 7:00 PM**

**Work Session – Monday, Mar. 13, 2017 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR FEB. 15, 2017

**3. CLOSED AND RESERVED:**

- A. **CASE NO. 2016-24 Hudson Ridge Wellness Center, Inc. and Hudson Education and Wellness Center** for an Area Variance from the requirement that a hospital in a residential district must have frontage on a State Road for this property located at **2016 Quaker Ridge Rd., Croton-on-Hudson, NY.**

**NOTE: Only the Public Hearing on the issue of “Area Variance” versus “Use Variance” has been closed and reserved. After adoption of a Decision and Order on the Area/Use issue, the Public Hearing on the Variance request will continue at future meetings on this application.**

**4. ADJOURNED PUBLIC HEARINGS:**

- A. **CASE NO. 2016-29 Alex and Diana Daoud** for Area Variance for the front yard setback for an addition on property located at **11 Buena Vista Ave., Cortlandt Manor, NY.**
- B. **CASE NO. 2017-01 Luis Otavalo** for Area Variances for side and rear yard setbacks for an existing deck and addition on property located at **58 Sherwood Rd., Cortlandt Manor, NY.**

**OVER...**

- C. **CASE NO. 2017-05 Daniel and Nancy DelMonte** for an Area Variance for the side yard setback for front porch and garage additions on property located at **15 Damian Way, Cortlandt Manor, NY.**
- D. **CASE NO. 2017-06 Michael Druchunas and Siew Yin Wee** for an Area Variance for accessory structures, a barn and lean-to, in the front yard, an Area Variance for the total square footage of accessory structures, and an Area Variance for the height of an accessory structure on property located at **293 Lafayette Ave., Cortlandt Manor, NY.**

5. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2017-07 Verplanck Riverside Park Inc.** Interpretation that the replacement of vacant mobile homes with manufactured homes is not an expansion of a non-conforming use on a pre-existing, non-conforming property at **250 Kings Ferry Rd., Verplanck, NY.**
- B. **CASE NO. 2017-08 Kurt and Deidre Knight** for an Area Variance for the front yard setback for a sunroom alteration, 2<sup>nd</sup> floor addition, and existing front deck; and an Area Variance for the rear yard setback for an existing mudroom and shed on property located at **18 Marilyn Rd., Cortlandt Manor, NY.**
- C. **CASE NO. 2017-09 Michael Soravilla** for an Area Variance for the side yard setbacks for an existing deck and a proposed addition on property located at **121 Lockwood Rd. Cortlandt Manor, NY.**
- D. **CASE NO. 2017-10 Michael Piccirillo, Architect, on behalf of Dennis Sherwood** for an Area Variance for the side yard setback for a proposed garage on property located at **70 Paulding Lane, Crompond, NY.**

**NEXT REGULAR MEETING**

**WEDNESDAY, April 19, 2017**