

# TOWN OF CORTLANDT ZONING BOARD OF APPEALS

LINDA D. PUGLISI Town Supervisor

TOWN BOARD RICHARD H. BECKER FRANCIS X. FARRELL ANN LINDAU JOHN E. SLOAN Town Board TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567 914-734-1010 FAX 914-293-0991 <u>http://www.townofcortlandt.com</u> John W. Mattis Chairman Wai Man Chin Vice-Chairman Members: David S. Douglas Charles P. Heady Adrian C. Hunte Raymond A. Reber James Seirmarco

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

# Regular Meeting - May 20, 2009 at 7:00 PM

# Work Session - May 18, 2009 at 7:00 PM

AGENDA.....

- 1. PLEDGE TO THE FLAG AND ROLL CALL.
- 2. ADOPTION OF MEETING MINUTES for 4/15/09.

# 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. 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.
- C. 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.

### 4. ADJOURNED PUBLIC HEARINGS.

- A. 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.
- B. CASE No. 09-09 Anthony Cesarini, contract vendee, for an Area Variance for the lot width on the property located at 0 Barger Street, Cortlandt Manor.

### 5. <u>NEW PUBLIC HEARINGS.</u>

- A. CASE No. 10-09 Estate of Bertha T. Bell for an Area Variance for the side yard setback for an existing accessory structure (garage) on the property located at 252 Lafayette Avenue, Cortlandt Manor.
- B. 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 8<sup>th</sup> Street, Verplanck.
- C. CASE No. 12-09 Jo Ann Finocchi for an Area Variance for the side yard setback for a proposed addition on the property located at 23 MacArthur Blvd, Cortlandt Manor.
- D. CASE No. 13-09 Robert Ebersole for an Area Variance for the front yard setback for a proposed front yard open deck on the property located at 3 Pond Meadow Road, Croton-on-Hudson.
- E. CASE No. 14-09 Linda O'Buck for an Area Variance for the front yard setback for a proposed front porch on the property located at 95 14<sup>th</sup> Street, Verplanck.
- F. CASE No. 15-09 Appian Way Ventures, LLC for an Area Variance for the front yard setback of the existing building and the lot coverage on the property located at 260 6<sup>th</sup> Street, Verplanck.

NEXT MEETING DATE: June 17, 2009