

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 8th 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 14th 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 6th Street, Verplanck.

NEXT MEETING DATE: June 17, 2009