



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

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AGENDA.....

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

Regular Meeting – Wednesday, Nov. 14, 2012 at 7:00 PM

Work Session – Tuesday, Nov. 13, 2012 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR OCT. 17, 2012
3. **ADJOURNED PUBLIC HEARING TO DEC. , 2012:**
 - A. **CASE NO. 2012-36** **Brian & Stacey Retallick** for an Area Variance to allow storage of a travel trailer in the side yard on property located at **5 Radzivila Rd., Montrose.**
4. **CLOSED AND RESERVED:**
 - A. **CASE NO. 2012-38** **Kimberly Harcourt** for an Area Variance for Accessory Structures, three sheds and a playset, in the front yard; and an Area Variance for the height of a front yard fence on property located at **29 Susan Lane, Cortlandt Manor.**
5. **ADJOURNED PUBLIC HEARINGS:**
 - 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.**
 - B. **CASE NO. 2012-25** **Mateo and Kim Velardo** for an Area Variance for an accessory structure (above ground pool) in the front yard and an Area Variance for the front yard setback for a proposed deck on property located at **8 Lent Ave, Montrose.**
 - C. **CASE NO. 2012-28** **Department of Technical Services, Code Enforcement** for an Interpretation of whether the pre-existing, non-conforming use of a building or land is reduced by a portion of the building or land being unoccupied for more than a year.
 - D. **CASE NO. 2012-30** **Marcia Royce** for an Interpretation that the current level activity of her home tutoring occupation is a pre-existing, non-conforming use based on a 1987 Zoning Board of Appeals Decision and Order #161-87, but if the Interpretation is denied, applicant requests a Special Permit for a Home Occupation on property located at **2223 Maple Ave., Cortlandt Manor.**

OVER....

- A. **CASE NO. 2012-37** **Lawrence Baskind** for an Area Variance to allow two back-up generator propane tanks in the front yard on property at **130 Highland Dr., Cortlandt Manor.**
- A. **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.

6. NEW PUBLIC HEARINGS:

- A. **CASE NO. 2012-41** **Thomas Hill** for an Area Variance for an accessory structure, a 28' x 24' garage, in the front yard on property located at **125 16th St., Verplanck, NY.**
- B. **CASE NO. 2012-42** **Robert Brumberg and Ellen Gelber** for an Interpretation that the installation of new permanent windows on an existing porch having removable screens and plastic panels is not an expansion of a non-conforming use on property located at **27 Reynolds Lane, Unit 48, Cortlandt Manor, NY.**
- C. **CASE NO. 2012-43** **Tom Thomas Ponmalayil** for an Area Variance to locate accessory structures, a back-up generator and propane tank, in the front yard on property located at **32 Rocky Ridge, Cortlandt Manor, NY.**
- D. **CASE NO. 2012-44** **Signs Ink on behalf of 97 Locust Ave. LLC** for an Area Variance for the total allowed business signage on property located at **97 Locust Ave., Cortlandt Manor.**
- E. **CASE NO. 2012-45** **Signs Ink on behalf of CITGO** for an Area Variance for the size and height of a freestanding sign located on property at **96 Oregon Rd., Cortlandt Manor.**
- F. **CASE NO. 2012-46** **Somendu Banerjee** for an Area Variance to locate an accessory structure, a back-up generator, in the front yard on property located at **44 Chester Court, Cortlandt Manor.**

NEXT REGULAR MEETING DEC. 19, 2012