



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>

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

TOWN BOARD
RICHARD H. BECKER
DEBRA A. COSTELLO
FRANCIS X. FARRELL
SETH M. FREACH

AGENDA.....

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

Regular Meeting – Wednesday, Nov. 16, 2016 at 7:00 PM

Work Session – Monday, Nov. 14, 2016 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR OCT. 19, 2016
3. **CLOSED AND RESERVED**
 - A. **CASE NO. 2016-18 Charles McCay** for an Area Variance for the rear yard setback for an existing open wood deck on property located at **2 Arthur St., Cortlandt Manor.**
4. **ADJOURNED PUBLIC HEARING:**
 - A. **CASE NO. 2016-10 New York SMSA Limited Partnership /d/b/a Verizon Wireless** for a Special Permit to install a wireless telecommunication facility on property located at **1065 Quaker Bridge Rd. East, Croton-on-Hudson, NY.**
 - B. **CASE NO. 2016-19 Desire Casado Miller** for an Area Variance for the front yard setback to construct a porch on property located at **11 Ogden Ave., Cortlandt Manor.**
 - C. **CASE NO. 2016-24 Hudson Ridge Wellness Center, Inc. and Hudson Education and Wellness Center** for an Area Variance for the requirement that a hospital in a residential district must have frontage on a State Road.
* **A new application for an Interpretation that a Use Variance is Required for the Hudson Education and Wellness Center has been filed and will be on the December agenda as a new public hearing.**

Over...

5. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2016-25 Adam Anfiteatro** for an Interpretation that no variance is required to rebuild an existing garage in the front yard, with a 64 square foot increase in the size of the garage, but if required, a request for an Area Variance for an accessory structure, a garage, in the front yard, with a 10 foot setback from the front property line, on property located at **12 Hollis Lane, Croton-on-Hudson, NY.**
- B. **CASE NO. 2016-26 Robert Vaughn** for an Area Variance for the front yard setback to replace an existing deck on property located at **31 William Puckey Dr., Cortlandt Manor, NY.**
- C. **CASE NO. 2016-27 Building Permit Services on behalf of Robert Vitetta** for an Area Variance for the height to the underside of an accessory structure on property located at **31 Hollow Brook Ct., Cortlandt Manor, NY.**
- D. **CASE NO. 2016-28 Seventh Day Adventist Church** for a Use Variance to allow a parking lot on property located at **0 Crompond Rd., Cortlandt Manor, NY.**

NEXT REGULAR MEETING

WEDNESDAY, DEC. 14, 2016