



TOWN OF CORTLANDT ZONING BOARD OF APPEALS

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Town Supervisor

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AGENDA.....

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

Regular Meeting – Wednesday, Oct. 17, 2012 at 7:00 PM

Work Session – Monday, Oct. 15, 2012 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR SEPT. 19, 2012
3. **ADJOURNED PUBLIC HEARING TO NOV. , 2012:**
 - 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.**
4. **CLOSED AND RESERVED:**
 - 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.
4. **ADJOURNED PUBLIC HEARINGS:**
 - A. **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.
 - B. **CASE NO. 2012-30** **Marcia Royce** for an Interpretation that the current level of 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.**
5. **NEW PUBLIC HEARINGS:**
 - 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.**

OVER...

- B. 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.**
- C. 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.**
- D. CASE NO. 2012-39** **Anchor Sign Inc. on behalf of Brown Group Retail, Inc. (dba Famous Footwear)** for an Area Variance for a business wall sign on property located at **3163 E Main St. in the Cortlandt Town Center, Mohegan Lake.**
- E. CASE NO. 2012-40** **John Lentini, architect, on behalf of Emily Wszolek** for an Area Variance for the side yard setback for an existing side covered deck on property located at **24 Hood Place, Cortlandt Manor.**

NEXT REGULAR MEETING NOV. 14, 2012