



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, Oct. 15, 2014 at 7:00 PM

Work Session – Tuesday, Oct. 14, 2014 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES FOR SEPT 17, 2014

3. CLOSED AND RESERVED:

A. CASE NO. 2013-37 **DOTS Code Enforcement** for an Interpretation that the pre-existing, non-conforming five-family residence has been in continuous use since July 15, 1996, with none of the units vacant for more than one year from that date to the present on property located at **1 Hale Hollow Rd., Croton-on-Hudson.**

B. CASE NO. 2014-16 **Hudson National Golf Club** for an Interpretation that:
1) To the extent necessary in order to satisfy the “country club” use criteria and the minimum lot area and frontage requirements for a Special Permit for “country club” use of the portion of its property in Cortlandt, under Section 307-4, 307-14 and 307-52 of the Town Code, the Applicant may utilize the adjoining portion of its property in the Village of Croton-on-Hudson, which is currently utilized as an approved country club and golf course, to permit the Applicant to utilize the entire property as one such country club and golf course, or alternatively,

2) The Applicant’s proposed use of the Cortlandt portion of its property as a golf driving range and teaching facility, as part of one combined country club and golf course use of that portion and the adjoining portion in the Village of Croton-on-Hudson, constitutes a “country club” use permitted by special permit under Section 307-4, 307-14 and 307-52 of the Town Code, for requirements, including minimum lot area and frontage requirements. The property is located on **Hollis Lane, Cortlandt Manor.**

OVER...

- B. **CASE NO. 2014-17** **Montauk Student Transport, LLC** for an Interpretation challenging the Code Enforcement Officer determination that the parking of buses is not a permitted use on property located at **5716 Albany Post Road, Cortlandt Manor.**

4. **ADJOURNED PUBLIC HEARINGS:**

- A. **CASE NO. 2014-21** **Maciej Przybylowski** for an Area Variance for an Accessory Structure, a tree house, in the front yard on property at **103 Kings Ferry Rd., Montrose.**

5. **NEW PUBLIC HEARINGS:**

- A. **CASE NO. 2014-22** **Stephen Smith** for an Area Variance for Accessory Structures, an 8' X 16' shed and an 11' x 11' shed, in the front yard on property at **10 Pond Meadow Rd., Croton-on-Hudson.**
- B. **CASE NO. 2014-23** **Viktor Solarik, architect, on behalf of Jean Kouremetis and Jim Mackil** for Area Variance for the front yard setback to construct a loft playroom addition and a garage dormer addition on property located at **57 Mt. Airy Rd., Croton-on-Hudson.**
- C. **CASE NO. 2014-24** **Brian Kahn** for an Area Variance for an Accessory Structure, a garage, in the front yard on property located at **100 College Hill Rd., Montrose.**
- D. **CASE NO. 2014-25** **Graphic Solutions and Signs on behalf of Children of America** for An Area Variance from the total allowed wall signage requirement for their leased space at the **Cortlandt Town Center, 3105 E Main St., Mohegan Lake.**

NEXT REGULAR MEETING NOV. 19, 2014