



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, Sept. 27, 2017 at 7:00 PM

Work Session – Monday, Sept. 25, 2017 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL
2. ADOPTION OF MEETING MINUTES FOR AUGUST 16, 2017
3. ADJOURNED PUBLIC HEARING TO NOV.:
 - A. **CASE NO. 2016-24 Hudson Ridge Wellness Center, Inc. and Hudson Education and Wellness Center** for an Area Variance from the requirement that a hospital in a residential district must have frontage on a State Road for this property located at **2016 Quaker Ridge Rd., Croton-on-Hudson, NY.**
4. CLOSED AND RESERVED:
 - A. **CASE NO. 2017-20 Roseann Schuyler** for An Interpretation that a structure built in 1974 as a principal dwelling and converted to an accessory structure in 2000, meets the requirement of Town Code Section 307-45 (B)(4) which allows an accessory apartment in the R-80 zone, where the accessory building existed prior to April 21, 1979 on property located at **48 Pond Meadow Rd. , Croton-on-Hudson, NY.**
5. ADJOURNED PUBLIC HEARINGS:
 - A. **CASE NO. 2017-21 Post Road Holding Corp.** for an Area Variance for the size of a freestanding sign on property located at **2083 Albany Post Rd., Croton-on-Hudson, NY.**
 - B. **CASE NO. 2017-22 Ralph Mastromonaco** for an Interpretation of Permitted Uses in the M-1 Zone to address the ongoing Construction and Demolition use at Dakota Supply, on property owned by Briga Enterprises, Inc, **2099 Albany Post Rd., Croton-on-Hudson.**

OVER...

6. NEW PUBLIC HEARINGS:

- A. CASE NO. 2017-25 ARQ HT. Design Group Inc., architects, on behalf of Mr. & Mrs. Edward Abboud** for an Area Variance for the side yard setback to allow construction of a new two car, attached garage on property located at **31 Furnace Brook Dr., Cortlandt Manor, NY.**

- B. CASE NO. 2017-26 Steven Auth** for Area Variances for the minimum landscape coverage and landscape buffer strip on property located at **70 Roa Hook Rd., Cortlandt Manor, NY.**

NEXT REGULAR MEETING WEDNESDAY, OCT. 18, 2017