



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
Wednesday Evening
April 18, 2007

Regular Meeting – Wednesday 4/18/07 at 7:00 PM

Work Session – Monday 4/16/07 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 1/17/07, 2/21/07 and 3/21/07.
3. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE NO. 66-06** **James M. Flandreau, Deputy Director of Code Enforcement** an Interpretation if a lot line which separates a lot from the Bear Mountain Parkway is a front lot line.
 - B. **CASE No. 03-07** **Ace Sport Realty Holding Corp** for an Area Variance, if required per ZBA Case No. 66-06, for front yard for a proposed structure and Area Variance for the required landscape buffer requirement on the property located at **2054 East Main Street, Cortlandt Manor.**
 - C. **CASE No. 06-07** **Patrick & Hilda Scelza** Interpretation on the merger of two parcels or Area Variance to sub-divide the two parcels on the property located at **2010 Crompond Road, Cortlandt Manor.**
 - D. **CASE No. 09-07** **Rosenthal JCC** for an Interpretation if the proposed improvements constitute an expansion of a non-conforming use or an Use Variance to allow the expansion of a non-conforming use on the property located at **500 Yorktown Road, Croton on Hudson.**
 - E. **CASE No. 10-07** **Crompond Rd. LLC** for an Interpretation and/or Area Variance for a freestanding sign on the property located at **2293 Crompond Road, Cortlandt Manor.**
 - F. **CASE No. 11-07** **Peter & Marilyn Baginski** for a Special Permit for an Accessory Apartment on the property located at **15 Arthur Street, Cortlandt Manor.**
 - G. **CASE No. 12-07** **Christina McGuire** for a Special Permit for an Accessory Apartment on the property located at **33 No. 4th Street, Cortlandt Manor.**
4. **NEW PUBLIC HEARINGS.**
 - A. **CASE No. 14-07** **Gregory Heires** for an Area Variance for a rear yard setback for a proposed addition on the property located at **1 Chester Harrison Drive, Montrose.**

B. **CASE No. 15-07** **Louis Rinaldi** to modify/clarify Decision & Order of the Zoning Board of Appeals Case No. 41-06 filed 1/16/07 on the property located at **445 Yorktown Road, Croton-on-Hudson.**

C. **CASE No. 16-07** **Our Lady of Mt. Carmel Society Hall** for an Area Variance for front yard setback for a proposed addition and deck on the property at **155 Highland Avenue, Verplanck**

5. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER to June 2007**

A. **CASE NO. 48-05:** **Cingular Wireless Services, Inc.** for a Special Use Permit for a wireless telecommunications facility on property located at **451 Yorktown Road, Croton.**

**NEXT MEETING DATE:
May 16, 2007**