



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

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TOWN BOARD
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Town Board

AGENDA.....

ZONING BOARD OF APPEALS
Town Hall
1 Heady Street
Cortlandt Manor, NY
Wednesday Evening
August 16, 2006

Regular Meeting – Wednesday 8/16/06 at 7:00 PM

Work Session – Monday 8/14/06 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 4/19/06, 5/17/06 and 6/21/06.
3. **ADJOURNED PUBLIC HEARINGS TO September 20, 2006.**
 - A. **CASE NO. 20-06 Monteverde, LLC** for an Interpretation if a spa constitutes an expansion of the Hotel/Restaurant use on property located at **28 Bear Mountain Bridge Road, Cortlandt Manor.**
 - B. **CASE NO. 28-06 Daniel Newman** for an Area Variance for the rear yard setback for a proposed deck at the property located at **101 Elm Street, Cortlandt Manor.**
4. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE NO. 22-06 Mirna & Roberto Valiente** for a Special Permit of an Accessory Apartment on property located at **339 Alpine Drive, Cortlandt Manor.**
 - B. **CASE NO. 23-06 Percy & Barbara Montes** for a Use Variance for a Day Care/Nursery School on property located at **18 Radio Terrace, Cortlandt Manor.**
 - C. **CASE NO. 33-06 The Rugged Boot Company, Inc.** for an Area variance for side yard setback for a wood ramp and rear wood stairs at property located at **3258 East Main St, Mohegan Lake.**
 - D. **CASE NO. 37-06 Arnold Ray** for a Special Permit for Home Occupation at property located at **17 Red Oak Lane, Cortlandt.**
 - E. **CASE NO. 41-06 Louis Rinaldi** for an Interpretation if limited to specialized masonry and paving contractor is a Special Trade Contractor at the property located at **445 Yorktown Road, Croton on Hudson.**
4. **NEW PUBLIC HEARINGS.**
 - A. **CASE NO. 42-06 Levitz Furniture** for an Area Varaince for the size of a proposed sign at the property located at **3093 East Main St, Mohegan Lake.**
 - B. **CASE NO. 43-06 John Curioli** for an Area Variance for side yard setback for a proposed second story addition at the property located as **9 Northridge Road, Cortlandt Manor**

- C. **CASE NO. 45-06** **John E. Sweeney** for an Area Variance for rear yard setback for a proposed roof over the existing deck at the property located at **221 10th Street, Verplanck.**
- D. **CASE No. 46-06** **Jeffrey Gibson** for Area Variances for the front and side yard setbacks for a rebuild of the existing porch at the property located at **237 6th Street, Verplanck.**

5. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER**

- 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:
September 20, 2006**