



# TOWN OF CORTLANDT

## ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

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**Wai Man Chin**  
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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**  
**December 20, 2006**

**Regular Meeting – Wednesday 12/20/06 at 7:00 PM**

**Work Session – Monday 12/18/06 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 10/18/06 & 11/15/06.
3. **ADJOURNED PUBLIC HEARINGS.**
  - A. **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.**
  - B. **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.**
  - C. **CASE NO. 58-06**                      **Ricardo Brito/ Laura Ortiz-Brito** for a rear yard setback for a rear open deck around an existing pool at the property located at **8 Crystal Court, Montrose.**
  - D. **CASE NO. 59-06**                      **Louis & Beth Solomon** for a tennis court to be installed in the front yard which is not permitted and total floor area of accessory structures to the area of the principal structure at the property located at **2509 Maple Avenue, Cortlandt Manor.**
4. **NEW PUBLIC HEARINGS.**
  - A. **CASE NO. 60-06**                      **Funny Centipede** for an Area Variance for the size of a wall sign at the property located at **3153 E. Main Street, Mohegan Lake.**
  - B. **CASE NO. 61-06**                      **Schimmeck Realty Co.** for an Area Variance for the size of a freestanding sign at the property located at **2127 Crompond Road, Cortlandt Manor.**
  - C. **CASE NO. 62-06**                      **Dino C. McDowell** for a Special Use Permit for an Accessory Apartment on the property located at **16 Conklin Avenue, Cortlandt Manor.**
  - D. **CASE NO. 63-06**                      **Janine Chenard** for a Special Use Permit for an Accessory Apartment on the property located at **10 Birch Lane, Cortlandt Manor.**

- E. **CASE NO. 64-06**                      **Marco Vople** for an Area Variance for the size of a wall mounted sign on the property located at **2 Westbrook Drive, Cortlandt Manor.**
- F. **CASE NO. 65-06**                      **James & Jean Graham** for an Area Variance a side yard setback for a proposed accessory shed at the property located at **52 Ruth Road, Cortlandt Manor.**
- G. **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.
- H. **CASE NO. 67-06**                      **James M. Flandreau, Deputy Director of Code Enforcement** an Interpretation what proposed construction will be consider an expansion of the existing non-conforming use for the camps outlined in Section 307-54 of Town of Cortlandt Zoning Code.

5. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER TO FEBURARY 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:  
January 17, 2007**