



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

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Town Supervisor

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Town Board

AGENDA.....

ZONING BOARD OF APPEALS

**Town Hall
1 Heady Street
Cortlandt Manor, NY
Wednesday Evening
January 16, 2008**

Regular Meeting – Wednesday 1/16/08 at 7:00 PM

Work Session – Monday 1/14/08 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 11/28/07.
3. **CLOSE AND RESERVED DECISIONS.**
 - A. **CASE No. 23-07** **Congregation Yeshiva Ohr Hameir** for an Interpretation/reversal of Code Enforcement Officer’s determination that the dormitory housing its students is a pre-existing, non-conforming use and that a Special Use Permit is or may be required for the Yeshiva’s operation or expansion on the property located at **141 Furnace Woods Road, Cortlandt.**
 - B. **CASE No. 56-07** **James M. Flandreau, Deputy Director of Code Enforcement,** for an Interpretation for the definition of what is a commercial vehicle.
4. **ADJOURNED PUBLIC HEARINGS.**
 - A. **CASE 31-07** **Best Rent Properties, LLC** for an interpretation that the Town Attorney's determination that the property at the **southwest corner of Westbrook Drive and Oregon Road** cannot be developed as a retail shopping center is incorrect.
 - B. **CASE No. 38-07** **Evelyn Williams** for a Special Permit for an Accessory Apartment on the property located at **10 Trolley Road, Cortlandt Manor.**
 - C. **CASE No. 45-07** **Mark and Elizabeth Hittman** for an Interpretation that granting a Special Permit for a Medical Office Building does not require abandonment of the residential use in the building on the property located at **1989 Crompond Road, Cortlandt Manor.**
 - D. **CASE No. 51-07** **Cortlandt Ridge Homeowners Assoc.** for an Area Variance for the height of an accessory structure on the property located at **0 Sassinoro/Chuisa/Monto, Cortlandt Manor.**
 - E. **CASE No. 53-07** **Hilltop Nurseries, LLC** for an Area Variance for parking spaces associated with the proposed commercial business in the R-40 portion on the property located at **2028 Albany Post Road, Croton on Hudson.**
 - F. **CASE No. 55-07** **Anthony & Jen Mistretta** for an Area Variance for the front yard setback for a proposed sunroom addition on the property located at **10 Shady Brook Lane, Cortlandt Manor.**
 - G. **CASE No. 57-07** **David Fraser** for an Area Variance for the front and side yard setbacks for a proposed accessory structure on the property located at **2 Greenlawn Road, Cortlandt Manor.**
5. **NEW PUBLIC HEARINGS.**
 - A. **CASE 01-08** **Warren & Beatriz Ahneman** for an Area Variance for the front yard setback for an existing covered porch on the property located at **15 Springvale Road, Croton on Hudson.**

6. **ADJOURNED PUBLIC HEARINGS FOR TELECOMMUNICATIONS TOWER to March.**

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:
February 20, 2008