



# TOWN OF CORTLANDT

## ZONING BOARD OF APPEALS

**LINDA D. PUGLISI**  
Town Supervisor

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Chairman  
**Wai Man Chin**  
Vice-Chairman  
Members:  
David S. Douglas  
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Adrian C. Hunte  
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**TOWN BOARD**  
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FRANCIS X. FARRELL  
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Town Board

**AGENDA.....**

**ZONING BOARD OF APPEALS**  
**Town Hall**  
**1 Heady Street**  
**Cortlandt Manor, NY**

**Regular Meeting – November 19, 2008 at 7:00 PM**

**Work Session – November 17, 2008 at 7:00 PM**

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 9/17/08.
3. ADOPTION OF MEETING DATES FOR 2009.
4. **CLOSE AND RESERVED DECISIONS ADJOURNED.**
  - 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.**
5. **NEW PUBLIC HEARINGS.**
  - A. **CASE No. 41-08**                      **Maureen Mercer** for an Area Variance for the floor area of the dwelling on the property located at **24 Kings Ferry Road, Montrose.**
  - B. **CASE No. 42-08**                      **Rosemary Oswald** for an Area Variance for the side yard setback for an existing side porch on the property located at **5 Hampton Place, Cortlandt.**
  - C. **CASE No. 43-08**                      **James M. Flandreau, Deputy Director of Code Enforcement,** for an Interpretation if the demolition of a majority of an existing building and the rehabilitate/reconstruction of a portion of the building within the existing footprint would required Site Plan Approval from the Planning Board.
  - D. **CASE No. 44-08**                      **James M. Flandreau, Deputy Director of Code Enforcement,** for an Interpretation of what constitutes a kitchen in a dwelling unit.
  - E. **CASE No. 45-08**                      **James M. Flandreau, Deputy Director of Code Enforcement,** for an Interpretation that regarding a requirement for an Area Variance for a front yard setback for a second story addition to a pre-existing non-conforming structure when the addition does not expand the footprint of the dwelling into the front yard.
  - F. **CASE No. 46-08**                      **Salvatore C. Cuccia** for an Area Variance for the total signage of the Freight Liquidators store on the property located at **2093 E. Main Street, Cortlandt.**
  - G. **CASE No. 47-08**                      **Northern Westchester Veterinary Hospital** for an Area Variance for the side yard setback for a proposed addition on the property located at **2068 E. Main Street, Cortlandt.**
  - H. **CASE No. 48-08**                      **Nicholas and Beth Phillips** for an Area Variance for an accessory structure (shed) in the front yard setback on the property located at **152 Colabaugh Pond Road, Croton-on-Hudson.**

**NEXT MEETING DATE:**  
**December 17, 2008**