



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

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Town Board

AGENDA.....

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

Regular Meeting – November 18, 2009 at 7:00 PM

Work Session – November 16, 2009 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 10/21/09 and 2010 Meeting dates.
3. **CLOSE AND RESERVED DECISIONS ADJOURNED.**
 - A. **CASE No. 51-08** **John Nolan dba Cortlandt Organics** for an Interpretation if leaf composting and wood waste processing facility is a permitted use in the M-1 district on the property located at **33 Victoria Avenue, Montrose.**
 - B. **CASE No. 06-09** **Department of Technical Services** for an Interpretation as to what constitutes demolition/distribution of concrete aggregate as it was used in Zoning Board of Appeals Case No. 33-08 Decision and Order.
4. **CLOSE AND RESERVED DECISION.**
 - 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. 18-09** **Post Road Holding Corp.** for an Variance for the dwelling count for a proposed mixed use building on the properties located at **0, 2083 and 2085 Albany Post Road, Montrose.**
 - C. **CASE No. 31-09** **Paul G. Feliu** for an Area Variance from the requirement that no accessory structure (above ground pool) is permitted to be installed in the front yard on the property located at **103 Eton Downs, Cortlandt Manor.**
5. **ADJOURNED PUBLIC HEARINGS**
 - A. **CASE No. 08-09** **Jorge B. Hernandez, RA for M & S Iron Works** for an Interpretation if a structural steel & iron erector is a Special Trade Contractor on the property located at **439 Yorktown Road, Croton-on-Hudson.**
 - B. **CASE No. 11-09** **King Marine** for an Interpretation that the pervious non-conforming use obtained by Briar Electric can be changed to a non conforming use for marine storage, sales and services on the property located at **285 8th Street, Verplanck.**
 - C. **CASE No. 27-09** **Brie Gallagher** for an Interpretation/challenge of Steep Slope Permit No. 20090271 on the property owner by Kyler Cragnolin on the property located at **222 Mt. Airy Road West, Croton on Hudson.**
 - D. **CASE No. 30-09** **Dominick Santucci** for an Interpretation that allows dwelling units over the existing commercial use on the property located at **2064 E. Main Street, Cortlandt Manor.**
6. **NEW PUBLIC HEARINGS**
 - A. **CASE No. 37-09** **Charles and Diana Jones** for an Area Variance from the requirement for the front yard setback for a proposed covered porch and open stair on the property located at **95 Valley View Road, Cortlandt Manor.**
7. **RECERTIFICATION OF TELECOMMUNICATION SPECIAL USE PERMIT**
 - A. **CASE No. 35-09** **Sprint Spectrum LP** for a recertification of an existing Telecommunication Special Use Permit on the property located at **0 Rte 9, Montrose.**
 - B. **CASE No. 36-09** **Sprint Spectrum LP** for a recertification of an existing Telecommunication Special Use Permit on the property located at **0 Quaker Ridge Road, Croton on Hudson.**

