



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

LINDA D. PUGLISI
Town Supervisor

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1010
FAX 914-734-1025
<http://www.townofcortlandt.com>

TOWN BOARD
JOSEPH D. CERRETO
FRANCIS X. FARRELL
ANN LINDAU
JOHN E. SLOAN
Town Board

John W. Mattis
Chairman
Wai Man Chin
Vice-Chairman
Members:
Richard Becker
David S. Douglas
Charles P. Heady
Raymond A. Reber
James Seirmarco

AGENDA.....

ZONING BOARD OF APPEALS
Town Hall
1 Heady Street
Cortlandt Manor, NY
Wednesday Evening
October 18, 2006

Regular Meeting – Wednesday 10/18/06 at 7:00 PM

Work Session – Monday 10/16/06 at 7:00 PM

1. PLEDGE TO THE FLAG AND ROLL CALL.
2. ADOPTION OF MEETING MINUTES for 8/16/06 & 9/20/06.
3. **ADJOURNED PUBLIC HEARINGS TO November 15, 2006.**
 - 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.**
4. **ADJOURNED PUBLIC HEARINGS.**
 - 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. 22-06** **Mirna & Roberto Valiente** for a Special Permit of an Accessory Apartment on property located at **339 Alpine Drive, Cortlandt Manor**
 - C. **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.**
 - D. **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.**
 - E. **CASE NO. 42-06** **Levitz Furniture** for an Area Variance for the size of a proposed sign at the property located at **3093 East Main St, Mohegan Lake.**
 - F. **CASE NO. 48-06** **Richard Perez** for an Area Variance for front yard setback for a generator at the property located at **46 Powder Horn Road, Cortlandt.**
 - G. **CASE NO. 50-06** **Reynolds Hill Inc.** for an Interpretation that a proposed deck is an expansion of an existing non-conforming use at the property located at **27 Reynolds Lane, Buchanan.**

5. **NEW PUBLIC HEARINGS.**

- A. **CASE NO. 53-06:** **Louis & Lynn Mauriello** for an Area Variance for side and rear yard setback for an addition at the property located at **21 Bainbridge Road, Cortlandt Manor.**
- B. **CASE NO. 54-06:** **Frank & Patricia Aversa** for an Area Variance for front yard setbacks on New man Court and Lincoln Avenue for an addition on the property located at **10 Newman Court, Crompond.**
- C. **CASE NO. 55-06:** **David Maloney** for an Area Variance for side yard setback for front covered porch on the property located at **329 Alpine Drive, Cortlandt Manor.**
- D. **CASE No. 56-06** **Jean & Marie Lisette Saint-Fleur** for an Area Variance for rear yard setback for a proposed addition at the property located at **26 Hollowbrook Court West, Cortlandt Manor.**
- E. **CASE NO. 57-06:** **Grace Charles** for an Area Variance for side yard setback for a proposed accessory structure at the property located at **10 Lent Ave, Montrose.**

6. **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.**
- B. **CASE NO. 47-06:** **Omnipoint Communications, Inc.** for a Special Use Permit for a wireless telecommunications facility on the property located at **5742 Albany Post Road, Cortlandt.**

7. **NEW PUBLIC HEARING FOR TELECOMMUNICATIONS TOWER**

- A. **CASE NO. 52-06:** **Omnipoint Communications, Inc.** for a Special Use Permit for a wireless telecommunications facility on the property located at **51 Scenic Drive, Croton-on-Hudson.**

**NEXT MEETING DATE:
November 15, 2006**