

**ZONING BOARD OF APPEAL**  
238 Main Street, Cold Spring, New York 10516

April 18, 2005  
7:30 p.m.

**PUBLIC HEARING**

- 1) **MATTHEW A. NOVRELLO on behalf of Joseph Tuana: Appeal #761** for a Variance. Property was subdivided by Deed by prior owner with the review and approval of the Building Department. No one noticed that the side yard setback for the studio was less than Code. Currently the current lot and neighboring lots cannot be reconfigured to avoid the need for other variances. This is a continuation of a Public Hearing held on April 4, 2005. (Located 996 Old Albany Post Road, Garrison) in an R-80 District. TM #50-2-50.2

**REGULAR MEETING**

- 2) **REVIEW OF MINUTES:** April 4, 2005
- 3) **JOHN PIELMEIER, IRENE O'GARDEN and KAREN SOUTHARD: Appeal #758** for an Interpretation. Applicants request to revoke and nullify permit issued for a commercial structure that permittee intends and has been told he is permitted to use for commercial purposes which are not permitted in the R-80 District. (Located 5 Fox Glove Lane, Garrison) in an R-80 District. TM #60.-2-37  
**DISCUSSION**
- 4) **JOHN and LANI LEUTHNER: Appeal #757** for a Variance. Because property is long and narrow applicants could not meet requirements of front yard setback of 40 feet for a shed. (Located 188 Old West Point Road – East, Garrison) in an R-40 District. TM #82.8-1-36 **REVIEW DRAFT RESOLUTION**
- 5) **GENERAL DYNAMICS NETWORK SERVICES, INC., AS AGENT FOR NEXTEL OF NEW YORK, INC. d/b/a NEXTEL COMMUNICATIONS: Appeal #743** for a Special Use Permit to co-locate a wireless telecommunications facility on a monopole designed as a stealth pine tree, owned by Sprint. (Located 1924 Route 9, Garrison) in an R-80 District. TM # 71-3-2 **REVIEW FOR PUBLIC HEARING PLACEMENT**
- 6) **OLD BUSINESS/NEW BUSINESS**
  - a) Verizon Appeal

Vincent Cestone, Chairman  
Philipstown Zoning Board of Appeals

**NOTE: Items may not be called in order shown. Not all items may be called.**