

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

July 12, 2010  
7:30 p.m.

**PUBLIC HEARING**

- 1) **20 NAZARETH WAY, LLC:** **Appeal #866** for a Special Use Permit to convert the existing building into office/headquarters space for non-profit/charitable organizations. This use is permitted in both the R-40 and R-80 zones, specifically Paragraph 12 of the Table of Uses that forms part of Section 175-25 of the Code allowing "educational...philanthropic...literary,...fine arts and charitable institutions" subject to securing a Special Use Permit. (Located 20 Nazareth Way, Garrison) in an R-40 and R-80 Zone. TM #60.-1-78
- 2) **RODMAN P. NEUMANN:** **Appeal #868** for a Variance. Existing garage was issued a permit and CO in error prior to present owner purchasing property. Applicant would like to add a second story to existing garage. Applicants request a 34' foot variance from Right of Way and 18.3' foot variance from street line. (Located 12 Manitou Road, Garrison) in an R-80 District. TM #89.-1-35
- 3) **ANNEMARIE M. REEVE:** **Appeal # 869** for a Variance. Applicant seeks a variance from the requirement to provide 6,000 square feet of buildable area that contains a minimum dimension of 60 feet in every direction. Applicant seeks a reduction of these requirements to 2,919 square feet and 47.24 feet, respectively. The reductions require variances of 3,081 square feet (51.3%) and 12.76 feet (21.3%), respectively. (Located 703 Indian Brook Road, Garrison) in an R-80 District. TM #39.-2-23 and 50.2-19

**REGULAR MEETING**

- 4) **REVIEW OF MINUTES:** June 14, 2010
- 5) **JACK RUSSELL BOWDEN:** **Appeal #867** for a Variance. Applicant seeks a variance to allow recently constructed carport to remain closer to the street line than is permitted. (Located 58 Winston Lane, Garrison) in an R-40 District. TM #82.20-1-16, 17 & 18  
**RESOLUTION**

requirement to provide 6,000 square feet of buildable area that contains a minimum dimension of 60 feet in every direction. Applicant seeks a reduction of these requirements to 2,919 square feet and 47.24 feet, respectively. The reductions require variances of 3,081 square feet (51.3%) and 12.76 feet (21.3%), respectively. (Located 703 Indian Brook Road, Garrison) in an R-80 District. TM #39.-2-23 and 50.2-19 **REVIEW FOR COMPLETENESS**

**7) OLD BUSINESS/NEW BUSINESS**

Vincent Cestone  
Chairman

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