

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

July 9, 2007
7:30 p.m.

PUBLIC HEARING

- 1) **NANCY CARLUCCI:** Appeal #818 for a Variance. Applicant seeks a variance of 3'8" at rear setback and 8' on the right for an existing in-ground pool. This is a continuation of a public hearing held on June 25, 2007. (Located 27 Valley Lane, Garrison) in an R-20 District. TM #83.17-2-5.
- 2) **ANTHONY SPICA and PETER RISI:** Appeal #815 for a Variance. Applicant's lot is on a subdivision plat recorded in the office of the Putnam County Clerk prior to the appointment of the Planning Board and the establishment of subdivision regulations. Applicant applied to the Planning Board for approval of access to erect a residence on the lot and was denied. Applicant's improvement plan provides safe access for passenger and emergency vehicles and would dramatically enhance existing conditions on Upland Drive. Applicant requests a variance under NYS Town Law Section 280-a(3). This is a continuation of a public hearing held on June 4, 2007. (Located 102 Upland Drive, Garrison) in an R-20 District. TM #83.13-1-5
- 3) **ANTHONY SPICA and PETER RISI:** Appeal #816 for a Variance. Applicant's lot is on a subdivision plat recorded in the office of the Putnam County Clerk prior to the appointment of the Planning Board and the establishment of subdivision regulations. Applicant applied to the Planning Board for approval of access to erect a residence on the lot and was denied. Applicant's improvement plan provides safe access for passenger and emergency vehicles and would dramatically enhance existing conditions on Upland Drive. Applicant requests a variance under NYS Town Law Section 280-a(3). This is a continuation of a public hearing held on June 4, 2007. (Located 103 Upland Drive, Garrison) in an R-20 District. TM #83.17-1-15

REGULAR MEETING

- 4) **REVIEW OF MINUTES:** June 25, 2007
- 5) **JAMES D. CROSS:** Appeal #820 for a Variance. Applicant seeks a variance to allow the construction of an addition over and extending beyond the first floor of an existing 1-1/2 story frame dwelling located within the required front yard setback. The addition will be set back from the street line 18.5 feet on its southerly end and 12.3 feet on its northerly end. Applicant also seeks a variance to allow the construction of a deck in the rear side of the house with a setback of 30.4 feet. (Located 93 Lower Station Road, Garrison) in an R-40 District. TM #71.5-1-2 **REVIEW FOR COMPLETENESS**
- 6) **DENISE ENEA:** Appeal #821 for a Variance. Applicant requests a variance from a 30' side setback to allow a 21 ½ foot side yard setback in order to expand a 2-car garage. (Located 394 Sprout Brooki Road, Garrison) in an R-80 District. TM #83.17-2-21 **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.