

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

January 9, 2006
7:30 p.m.

PUBLIC HEARING

NONE SCHEDULED

REGULAR MEETING

- 1) **REVIEW OF MINUTES:** November 7, 2005
November 21, 2005

- 2) **MARY ANN WHEATON-ZELNIK: Appeal #784** for a Variance. Applicants presently have an application before the Philipstown Planning Board for a Minor 2 Lot Subdivision. The Subdivision Application requires a variance from Section 175-30(B)(4) prior to being further considered for subdivision approval. Subdivision Lot No. 2 formerly known as Lot No. 45 meets the Section 175(B)(4) criteria. However, Subdivision Lot No. 1 formerly known as Lot No. 44 only meets the 6000 sq ft requirement but does not meet the minimum 60' dimension requirement. (Located 1524 Route 9D, Garrison) in an R-80 District. **TM #49-1-44 REVIEW OF DRAFT RESOLUTION**

- 3) **JOSEPH M. & RUTH A. CARAGINE: Appeal #785** for Variances. Applicants would like to construct a second floor addition on their home with an extension of the first floor to the right for a small garage. The left rear corner of the existing structure is 7' from the property line and therefore the second floor addition on this corner would be in the setback. On the right front corner the proposed garage & second floor above the garage are proposed to be located approximately 6" within the right side set back. (Located 3 Brant Terrace, Garrison) in an R-10 District. **TM #91.5-2-23 REVIEW OF DRAFT RESOLUTION**

- 4) **PAUL D. MUSCARIELLO: Appeal #782** for a Variance for a 10x12 shed located 5' from southern property line and 20' from the front surveyor's pin. (Located 312 Sprout Brook Road, Garrison) in an R-20 District. **TM #91.5-3-22 REVIEW OF DRAFT RESOLUTION**

- 5) **ADAM & DIANA HIRD: Appeal #787** for a Variance. Applicant wishes to tear down and rebuild house on top of existing foundation and staying within existing footprint. However, the existing building is over the required 20 foot rear yard setback (14.1 ft from property line at closest point). (Located 63 Horton Road, Cold Spring) in an R-40 District. **TM #17.-1-68 REVIEW FOR COMPLETENESS**

- 6) **OPEN SPACE INSTITUTE, INC.: Appeal #788** for a Special Use Permit. Applicant seeks permission to locate a satellite office for its Mid-Hudson Land Steward and support staff if required in the 2 ½ story frame grist mill that is located at the north end of the property at the Highlands Country Club. The applicant also seeks permission to conduct tours of the grist mill for educational purposes. Both of the proposed uses are permitted in an R-80 District. Specifically, Section 175-25, Schedule A (Permitted Uses), Paragraph 12 of the Philipstown Code allows "...educational...and charitable institutions" in an R-80 district subject to securing a Special Use Permit. (Located 955 Route 9D, Garrison) in an R-80 District. **TM #71.-1-14.1 REVIEW FOR COMPLETENESS**

- 7) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone, Chairman
Philipstown Zoning Board of Appeals

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