

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

April 17, 2006
7:30 p.m.

PUBLIC HEARING

- 1) **MATTHEW A. NOVIELLO 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, April 18, May 16, June 6, July 18, and November 7, 2005, and February 13, 2006. (Located 996 Old Albany Post Road, Garrison) in an R-80 District. TM #50-2-50.
- 2) **JAMES M. COPELAND dba Hudson Design: Appeal #764** for a Special Use Permit. The owners of the Walter Hoving Home, Inc., would like to modify their existing facilities to create the following: 1) more room for recreational and educational functions 2) a modern food service facility and 3) additional staff housing. This is a continuation of a public hearing held on November 21, 2005, January 23, and March 20, 2006. (Located 10 Walter Hoving Home Road, Garrison) in an R-80 District. TM #60-2-24
- 3) **RONALD and MARIA PALMER: Appeal #794** for a Variance. Deck and pool were built with permit and CO, both issued in error. Accessory building built without permit 20 years ago and cannot be moved. Applicants seek variances of 9' right side for pool; 3.7' right side for deck; and, 27.7' left for accessory building. (Located 490 Sprout Brook Road, Garrison) in an R-80 District. TM #83.10-2-32

REGULAR MEETING

- 4) **REVIEW OF MINUTES:** March 20, 2006
- 5) **OMNIPOINT COMMUNICATIONS INC.: Appeal #772** for a Special Use Permit for co-location of a wireless communication facility on an existing structure. Applicant proposes a public utility wireless communication facility consisting of small panel antennas on the existing stealth tree monopole with related equipment at the base thereof. This is a continuation of a public hearing held on November 7, 2005, January 23, and February 13, 2006. (Located 1924 Route 9, Garrison) in an R-80 District. TM #71-3- **DISCUSSION**
- 6) **JANINE and MATTHEW MASTRANTONE: Appeal #775** for Variances 1) Addition on northerly side does not meet setback requirements 2) proposed addition on southerly side. This is a continuation of a Public Hearing held on October 17, November 7, 2005, and January 23, and February 27, 2006. (Located 1862 Route 9, Garrison) in an R-80 District. TM #71-3-11 **DISCUSSION**
- 7) **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). This is a continuation of a public hearing held February 27, and March 6, 2006. (Located 63 Horton Road, Cold Spring) in an R-40 District. TM #17.-1-68 **REVIEW OF DRAFT RESOLUTION**
- 8) **ALBURN ELVIN and JANET SANTORO: Appeal #791** for a Variance. Applicants request a setback variance of 29.7' from Deer Hill Road for a storage shed. This is a continuation of a public hearing held on March 6, 2006. (Located 27 Knollwood Lane, Cold Spring) in an R-40 District. TM #16.16-1-1 **REVIEW OF DRAFT, RESOLUTION**
- 9) **JOANN DARBY: Appeal #792** for a Variance. Applicant requests setback variances for structures previously built without building permits by previous owner. Shed variance 5.3' rear and 8' right side. Gazebo variance 15.6' right side. This is a continuation of a public hearing held on March 6, 2006. (Located 3 Ridgewood Road, Cold Spring) in an R-40 District. TM #16.20-1-2 **REVIEW OF DRAFT RESOLUTION**
- 10) **JACK and ALICE GISH: Appeal #793** for a Variance. The existing house is a non-conforming structure. The proposed alterations to the house include additions of dormers. One dormer will extend 18" above the existing ridge-line of the roof. The remaining ridge-line of the roof will be unchanged. (Located 4 Hudson River Lane, Garrison) in an R-80 District. TM #89.7-1-20 **REVIEW OF DRAFT RESOLUTION**
- 11) **GREGORY EDWARD HARNETT: Appeal #795** for a Variance. Applicant would like a variance for a shed. (Located 151 Old West Point Road East, Garrison) in an R-40 District. TM #82.8-1-2 **REVIEW FOR COMPLETENESS**
- 12) **MHCP Realty, LLC: Appeal #796** for a Variance. Applicant is seeking relief to allow a 75.6 ft proposed setback from the centerline of Route 9, for where the required setback is 100 ft. (Located 3504 Route 9, Cold Spring) in a B-2 District. TM #16.12-1-16 **REVIEW FOR COMPLETENESS**
- 13) **JOHN SUSSMEIER: Appeal #797** for a Special Use Permit to accommodate a proposed lot line adjustment between two adjoining parcels. Applicant wishes to accomplish a lot line adjustment so that the entire pond is located on Applicant's lot. Applicant personally designed and built this pond that took 7 years to complete before building his home on his lot and wishes to maintain full control over the pond. (Located 365 East Mountain Road North, Cold Spring) in an R-120 District. TM #7.-1-24.1 & 7.-1-24.2 **REVIEW FOR COMPLETENESS**

- 14) **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.