

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

July 11, 2005  
7:30 p.m.

**PUBLIC HEARING**

(NONE SCHEDULED)

**REGULAR MEETING**

- 1) **REVIEW OF MINUTES:** June 20, 2005
- 2) **JEFFREY A. & NANCY O. LERCH:** **Appeal #770** for a Variance to correct a pre-existing condition. When Applicants purchased the property in 1981, the house was 36' from front property line and porch measured 31' from front property line. Code requires 40' setback. (Located 49 Perks Blvd. Cold Spring) in an R-40 District. TM #27.12-1-34 **REVIEW FOR COMPLETENESS**
- 3) **PETER & MARILYN GATES:** **Appeal #771** for a 2' Variance from the 40' setback requirement from town road. Current frontage is 38'. Dwelling has existed since late 1800's. Variance is required for carport built in 1963. (Located 60 Nelson Lane, Garrison) in an R-80 District. TM #71.2-95-1 **REVIEW FOR COMPLETENESS**
- 4) **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**
- 5) **GARRISON HIGHLANDS, LLC:** **Appeal #762** for a Special Use Permit to allow infrastructure improvements at the Highlands Country Club. (Located 955 Route 9D, Garrison) in an R-80 District. TM #71.-1-14.1 **DISCUSSION & RESOLUTION**
- 6) **STEPHEN SMITH on behalf of JACK HRUSKA:** **Appeal #769** for variance. The Town allowed 2 building permits to be granted along with Certificate of Occupancies when the entire time the shed was about 2' too close to the property line. (Located 122 Jaycox Road, Cold Spring) in an R-40 District. TM #38-2-28 **REVIEW DRAFT RESOLUTION**
- 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.**