

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

September 12, 2005
7:30 p.m.

PUBLIC HEARING

- 1) **JAMES SHELLEY:** Appeal #737 for a Variance for a proposed 3-car garage with attic storage with an 18' right side set back. As a 30' set back is required, a variance of 12' is required. This is a continuation of a public hearing held on May 17, and June 21, 2004. (Located 412 Sprout Brook Road, Garrison) in an R-80 District. TM #83.17-2-14
- 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

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** July 11, 2005
July 18, 2005
- 4) **GENERAL DYNAMICS NETWORK SERVICES, INC., AS AGENT FOR NEXTEL OF NEW YORK, INC. d/b/a NEXTEL COMMUNICATIONS:** Appeal #743 for a Special Use Permit to co-locate a wireless telecommunications facility on a monopole designed as a stealth pine tree, owned by Sprint. This is a continuation of a public hearing held on May 16, and June 6, 2005. (Located 1924 Route 9, Garrison) in an R-80 District. TM # 71-3-2 **REVIEW DRAFT RESOLUTION**
- 5) **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 **REVIEW DRAFT RESOLUTION**
- 6) **AMERICAN TOWER CORPORATION:** Appeal #768 for a Special Use Permit to install a new stealth monopole whereon Cingular and Omnipoint will locate antennas and the installation of associated equipment at grade within a secure fenced compound. (Located Garrison Volunteer Fire Department, 71 Upper Station Road, Garrison) in an R-40 District. TM #60.18-1-3 **REVIEW FOR COMPLETENESS**
- 7) **AMERICAN TOWER CORPORATION:** Appeal #773 for a Special Use Permit to install a new monopole and associated wireless equipment at the base thereof. (Located 2661 Old Albany Post Road, Garrison) in an R-40 District. TM #38 & 49-4-19 **REVIEW FOR COMPLETENESS**
- 8) **ROARK DUNN:** Appeal #774 for a Variance for a pre-existing shed that does not meet setback requirements. (Located 35 Esselbourne Road, Cold Spring) in an R-40 District. TM #17-1-20 **REVIEW FOR COMPLETENESS**
- 9) **JANINE and MATTHEW MASTRANTONE:** Appeal #775 for Variances 1) Addition on northerly side does not meet setback requirements 2) proposed addition on southerly side. (Located 1862 Route 9, Garrison) in an R-80 District. TM #71-3-11 **REVIEW FOR COMPLETENESS**
- 10) **FRANK DIAZ:** Appeal #776 for a Variance for a proposed addition that does not meet front setback requirements of 40'. Proposed addition is 15.7', requires a 24.3' variance. (Located 1 Old Albany Post Road, Garrison) in an R-80 District. TM #83.13-1-49 **REVIEW FOR COMPLETENESS**
- 11) **MARY ANN LANGELLA:** Appeal #777 for side setback variances for two wood frame accessory buildings. 1) Shed #1 is 6' off property line and requires a 24' variance 2) Shed #2 is 19.4' off property line and requires a 10.6' variance. (Located 408 Sprout Brook Road, Garrison) in an R-80 District. TM #83.17-2-18 **REVIEW FOR COMPLETENESS**
- 12) **LARABEE ALBERTSON:** Appeal #778 for Variances. Left side setback is 17'. Needs to be 30'. Looking for a 13' variance (metal roof structure). Second variance on right side setback (deck structure) is 21'. Looking for a 9' variance. (Located 4 Hudson River Lane, Garrison) in an R-80 District. TM #89.7-1-20 **REVIEW FOR COMPLETENESS**
- 13) **ALVIN FRIEDMAN-KIEN:** Appeal #779 for an Interpretation. Applicants are seeking reinstatement of Building Permit #6371 which was revoked by the Zoning Administrative Officer on July 30, 2004. (Located Cloud Bank Road, Garrison) in an R-80 District. TM #82.-1-24 **REVIEW FOR COMPLETENESS**
- 14) **KERRY M. WALLIS:** Appeal #780 for a Variance. Applicant is requesting a 19.5' variance on the southeast property line. (Located 9 Mountain Drive, Garrison) in an R-80 District. TM #91.6-2-11 **REVIEW FOR COMPLETENESS**
- 15) **PATRICIA COTTRELL:** Appeal #781 for a Variance. Applicant proposes to extend the existing structure's offset of 5-7" adjacent to and facing Valley Lane and additional 12' toward rear property line with construction of wooden open deck. (Located 360 Sprout Brook Road, Garrison) in an R-20 District. TM #91.5-3-55 **REVIEW FOR COMPLETENESS**
- 16) **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.