

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

October 16, 2006
7:30 p.m.

PUBLIC HEARING

- 1) **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
- 2) **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
- 3) **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
- 4) **JACK and ALICE GISH: Appeal #793** for a Variance. Applicant is seeking amendments to Resolution. (Located 4 Hudson River Lane, Garrison) in an R-80 District. TM #89.7-1-20
- 5) **MICHAEL and KAREN ENEA: Appeal #805** for a Variance. A variance is requested for right side and front setback reduction to build a garage. This is a continuation of a public hearing held on July 24, September 18, and October 2, 2006. (Located 13 Valley Lane, Garrison) in an R-20 District. TM #91.5-3-58

REGULAR MEETING

- 6) **REVIEW OF MINUTES:** September 18, 2006
October 2, 2006
- 7) **TYJAN CORPORATION: Appeal #800** for a Variance. Applicant is seeking relief to allow an 82' proposed setback from the centerline of Route 9 where the required setback is 100'. (Located 2506 Route 9, Cold Spring) in a B-1 District. TM #49.-4-22 **REVIEW DRAFT RESOLUTION**
- 8) **DR. BROWN: Appeal #808** for a Variance due to insufficient left side yard setback. (Located 288 East Mountain Road, Cold Spring) in an R-40 District. TM #17.-1-5 **REVIEW DRAFT RESOLUTION**
- 9) **PATRICK and LUISA PERKINS: Appeal #809** for Variances. Applicant seeks variances for 1) existing front porch, setback variance 24'; 2) 7' one-story addition; requesting a variance of 16'-5"; and, 3) a side deck, requesting variance of 1'. (Located 1711 Route 9D, Cold Spring) in a B-1 District. TM #49.-5-5.3 **REVIEW DRAFT RESOLUTION**
- 10) **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**
- 11) **DENISE ENEA:Appeal #806** for a Variance. Request is made for a variance from a 30' side yard setback to allow a 10' side yard setback in order to convert a 2-car garage into a 3-car garage. (Located 394 Sprout Brook Road, Garrison) in an R-80 District. TM #83.17-2-21 **DISCUSSION**
- 12) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone
Chairman

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