

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

October 17, 2005
7:30 p.m.

PUBLIC HEARING

- 1) **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 Applicants are seeking reinstatement of Building Permit #6371 which was revoked by the Zoning Administrative Officer on July 30, 2004.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
- 2) **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

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** October 3, 2005
- 4) **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 **DRAFT RESOLUTION**
- 5) **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. (Located 10 Walter Hoving Home Road, Garrison) in an R-80 District. TM #60-2-24 **REVIEW FOR PUBLIC HEARING PLACEMENT**
- 6) **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 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.