

ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

November 20, 2006

7:30 p.m.

PUBLIC HEARING

NONE SCHEDULED

REGULAR MEETING

- 1) **REVIEW OF MINUTES:** November 6, 2006
- 2) **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 DRAFT RESOLUTION**
- 3) **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 **REVIEW DRAFT RESOLUTION**
- 4) **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- **REVIEW DRAFT RESOLUTION**
- 5) **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 DRAFT RESOLUTION**
- 6) **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 **REVIEW DRAFT RESOLUTION**
- 7) **R. JACOB and ROBIN BUMP:** **Appeal #807** for Variances. Applicants request a variance based on the sideline setbacks (left and right). This variance (sideline setbacks) encompasses the proposed vertical construction. Applicants also request a variance for the extension of porches to the south and to the west. This is a continuation of a public hearing held on September 18, and October 2, 2006. (Located 10 Hudson River Lane, Garrison) in an R-80 District. TM #89.7-1-17 **DISCUSSION**
- 8) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone
Chairman

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