

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

November 7, 2005
7:30 p.m.

PUBLIC HEARING

- 1) **MATTHEW A. NOVRELLO on behalf of Joseph Tuana:** **Appeal #761** for a Variance. Property was subdivided by Deed by prior owner with the review and approval of the Building Department. No one noticed that the side yard setback for the studio was less than Code. Currently the current lot and neighboring lots cannot be reconfigured to avoid the need for other variances. This is a continuation of a Public Hearing held on April 4, April 18, May 16, June 6, and July 18, 2005. (Located 996 Old Albany Post Road, Garrison) in an R-80 District. TM #50-2-50.
- 2) **OMNIPOINT COMMUNICATIONS INC.:** **Appeal #772** for a Special Use Permit for co-location of a wireless communication facility on an existing structure. Applicant proposes a public utility wireless communication facility consisting of small panel antennas on the existing stealth tree monopole with related equipment at the base thereof. (Located 1924 Route 9, Garrison) in an R-80 District. TM #71-3-2
- 3) **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
- 4) **DOROTHY and ROBERT DEE:** **Appeal #783** for a Variance. Applicant is requesting to be allowed to build closer to the south property line adjoining his son's lot with a 19' setback, an 11' variance. (Located 5 Old Albany Post Road, Garrison) in an R-80 District. TM #83.13-1-51
- 5) **JANINE and MATTHEW MASTRANTONE:** **Appeal #775** for Variances 1) Addition on northerly side does not meet setback requirements 2) proposed addition on southerly side. This is a continuation of a Public Hearing held on October 17, 2005. (Located 1862 Route 9, Garrison) in an R-80 District. TM #71-3-11

REGULAR MEETING

- 6) **REVIEW OF MINUTES:** October 3, 2005
October 17, 2005
- 7) **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 **THIS READING OF THE DRAFT RESOLUTION WILL TAKE PLACE ON THE FIRST FLOOR TO ACCOMMODATE THE APPLICANT**
- 8) **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 **DRAFT RESOLUTION**
- 9) **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 **DRAFT RESOLUTION**
- 10) **DIANE and JOHN UHLE:** **Appeal #786** for a Variance. Existing building is in violation of front setback. Variance required for open wood deck encroaching within front yard setback. (Located 8 Ryder Court, Garrison) in an R-40 District. TM #90.12-1-2 **REVIEW FOR COMPLETENESS**
- 11) **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.