

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

February 27, 2006
7:30 p.m.

PUBLIC HEARING

- 1) **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, November 7, 2005, and January 23, 2006. (Located 1862 Route 9, Garrison) in an R-80 District. TM #71-3-11
- 2) **ADAM & DIANA HIRD: Appeal #787** for a Variance. Applicant wishes to tear down and rebuild house on top of existing foundation and staying within existing footprint. However, the existing building is over the required 20 foot rear yard setback (14.1 ft from property line at closest point). (Located 63 Horton Road, Cold Spring) in an R-40 District. TM #17.-1-68

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** January 23, 2006
February 13, 2006
- 4) **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 Applicants are seeking reinstatement of Building Permit #6371 which was revoked by the Zoning Administrative Officer on July 30, 2004. This is a continuation of a Public Hearing held on October 17, and November 21, 2005. (Located Cloud Bank Road, Garrison) in an R-80 District. TM #82.-1-24
REVIEW DRAFT RESOLUTION
- 5) **KERRY M. WALLIS: Appeal #780** for a Variance. Applicant is requesting a 19.5' variance on the southeast property line. This is a continuation of a public hearing held on November 7, 2005. (Located 9 Mountain Drive, Garrison) in an R-80 District. TM #91.6-2-11
REVIEW DRAFT RESOLUTION
- 6) **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 DRAFT RESOLUTION**
- 7) **JACK and ALICE GISH: Appeal #793** for a Variance. The existing house is a non-conforming structure. The proposed alterations to the house include additions of dormers. One dormer will extend 18" above the existing ridge-line of the roof. The remaining ridge-line of the roof will be unchanged. (Located 4 Hudson River Lane, Garrison) in an R-80 District. TM #89.7-1-20 **REVIEW FOR COMPLETENESS**
- 8) **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.