

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

March 5, 2007
7:30 p.m.

PUBLIC HEARING

- 1) **DAVID WEINPAHL:** **Appeal #810** for an Interpretation. Applicant would like an interpretation of Land Development Chapter 112 including 112-2(D) with regard to the construction of two houses on Foundry Pond Road. This is a continuation of a public hearing held on January 8 and January 29, 2007. (Located Foundry Pond Road, Cold Spring) in an R-80 District. TM #27-1-26.1 and 26.2

REGULAR MEETING

- 2) **REVIEW OF MINUTES:** January 29, 2007
- 3) **JULES BASS:** **Appeal #811** for a Variance to allow for an 8 inch deep by 14 foot wide bay window extension and a 14 foot wide by 5 foot 6 inch deep covered entrance stoop into the required 40-foot setback from the front of the house to Indian Brook Road. (Located 221 Indian Brook Road, Garrison) in an R-80 District. TM #49.-1-69 **REVIEW DRAFT RESOLUTION**
- 4) **TYLER GAGNON:** **Appeal #812** for Variances for renovations. (1) the existing front deck is to be rebuilt and is 17.4' from the front property line, therefore a variance of 22.6' is needed to rebuild the front deck in its current location. (2) the proposed front entrance is located 21.4' from the front property line, therefore a variance of 18.6' is needed to construct the front stoop. (3) the existing right most and center section of the house is located 23.9' from the front property line, therefore a variance of 16.1' is needed to rebuild the rightmost and center sections of the house in their current location. The rebuilt sections will include a foundation and two story structure, not the existing one and a half story structure that currently exists without a foundation. (Located 308 Indian Brook Road, Garrison) in an R-80 District. TM #49-3-72 **REVIEW FOR COMPLETENESS**
- 5) **DONALD HENNY:** **Appeal #813** for a Variance to raise the roof to build a bathroom and walk-in closet adjacent to the second story bedroom. (Located 554 Route 9D, Garrison) in an R-80 District. TM #82-1-36 **REVIEW FOR COMPLETENESS**
- 6) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone
Chairman

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