

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

April 23, 2007  
7:30 p.m.

**PUBLIC HEARING**

**None Scheduled**

**REGULAR MEETING**

- 1) **REVIEW OF MINUTES:** April 9, 2007
- 2) **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. This is a continuation of a public hearing held on March 26, 2006. (Located 554 Route 9D, Garrison) in an R-80 District. TM #82-1-36 **REVIEW DRAFT RESOLUTION**
- 3) **ANTHONY SPICA and PETER RISI:** **Appeal #815** for a Variance. Applicant's lot is on a subdivision plat recorded in the office of the Putnam County Clerk prior to the appointment of the Planning Board and the establishment of subdivision regulations. Applicant applied to the Planning Board for approval of access to erect a residence on the lot and was denied. Applicant's improvement plan provides safe access for passenger and emergency vehicles and would dramatically enhance existing conditions on Upland Drive. Applicant requests a variance under NYS Town Law Section 280-a(3). (Located 102 Upland Drive, Garrison) in an R-20 District. TM #83.13-1-5 **REVIEW FOR COMPLETENESS**
- 4) **ANTHONY SPICA and PETER RISI:** **Appeal #816** for a Variance. Applicant's lot is on a subdivision plat recorded in the office of the Putnam County Clerk prior to the appointment of the Planning Board and the establishment of subdivision regulations. Applicant applied to the Planning Board for approval of access to erect a residence on the lot and was denied. Applicant's improvement plan provides safe access for passenger and emergency vehicles and would dramatically enhance existing conditions on Upland Drive. Applicant requests a variance under NYS Town Law Section 280-a(3). (Located 103 Upland Drive, Garrison) in an R-20 District. TM #83.17-1-15 **REVIEW FOR COMPLETENESS**

Vincent Cestone  
Chairman

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