

ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

May 14, 2007

7:30 pm

PUBLIC HEARING

- 1) **JOHN BENJAMIN:** **Appeal #817** for a Variance. A portion of the existing residence is within 30' of the side setback (1.5' to 2'). Applicant requests a variance that will allow them to extend out the kitchen area 5 feet 4-1/8 inch. (Located 265 Avery Road, Garrison) in an R-80 District.

REGULAR MEETING

- 2) **REVIEW OF MINUTES:** April 9, 2007
- 3) **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 DRAFT RESOLUTION**
- 4) **HUGH JAMES ROSSOUW:** **Appeal #814** for Variances for two decks and a shed. (Located 374 Sprout Brook Road, Garrison) in an R-20 District. TM #91.5-3-50 **REVIEW FOR COMPLETENESS**
- 5) **ANTHONY SPICA and PETER RISI:** **Appeal #815** for a Variance. Applicant's lot is on a subdivision plat recorded in the office of 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 280-1(3). (Located 102 Upland Drive, Garrison) in an R-20 District. TM #83.13-1-5 **REVIEW FOR COMPLETENESS**
- 6) **ANTHONY SPICA and PETER RISI:** **Appeal #816** for a Variance. Applicant's lot is on a subdivision plat recorded in the office of 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 280-1(3). (Located 103 Upland Drive, Garrison) in an R-20 District. TM #83.17-1-15 **REVIEW FOR COMPLETENESS**
- 7) **OLD/NEW BUSINESS**

Vincent Cestone
Chairman

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