

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

July 10, 2006
7:30 p.m.

PUBLIC HEARING

- 1) **ROBERT DEE II:** **Appeal #798** for a Variance. Applicant requests that the R-80 side yard setback requirement be waived so to add a second floor extension on a pre-existing residence. This is a continuation of a public hearing held on June 26, 2006. (Located 3 Old Albany Post Road, Garrison) in an R-80 District. TM #83.13-1-50

REGULAR MEETING

- 2) **REVIEW OF MINUTES:** June 26, 2006
- 3) **PATRICIA COTTRELL:** **Appeal #781** for a Variance. Applicant proposes to extend the existing structure's offset of 5-7" adjacent to and facing Valley Lane and additional 12' toward rear property line with construction of wooden open deck. (Located 360 Sprout Brook Road, Garrison) in an R-20 District. TM #91.5-3-55 **REVIEW FOR COMPLETENESS**
- 4) **OPEN SPACE INSTITUTE, INC.:** **Appeal #788** for a Special Use Permit. Applicant seeks permission to locate a satellite office for its Mid-Hudson Land Steward and support staff if required in the 2 ½ story frame grist mill that is located at the north end of the property at the Highlands Country Club. The applicant also seeks permission to conduct tours of the grist mill for educational purposes. Both of the proposed uses are permitted in an R-80 District. Specifically, Section 175-25, Schedule A (Permitted Uses), Paragraph 12 of the Philipstown Code allows "...educational...and charitable institutions" in an R-80 district subject to securing a Special Use Permit. (Located 955 Route 9D, Garrison) in an R-80 District. TM #71.-1-14.1 **REVIEW OF DRAFT RESOLUTION**
- 5) **RONALD and MARIA PALMER:** **Appeal #794** for a Variance. Deck and pool were built with permit and CO, both issued in error. Accessory building built without permit 20 years ago and cannot be moved. Applicants seek variances of 9' right side for pool; 3.7' right side for deck; and, 27.7' left for accessory building. (Located 490 Sprout Brook Road, Garrison) in an R-80 District. TM #83.10-2-32 **REVIEW DRAFT RESOLUTION**
- 6) **MHCP Realty, LLC:** **Appeal #796** for a Variance. Applicant is seeking relief to allow a 75.6 ft proposed setback from the centerline of Route 9, for where the required setback is 100 ft. This is a continuation of a public hearing held on May 15, 2006. (Located 3504 Route 9, Cold Spring) in a B-2 District. TM #16.12-1-16 **REVIEW DRAFT RESOLUTION**
- 7) **JOSEPH RESSA:** **Appeal #801** for a Variance for a deck built approximately 17 years ago without a building permit. Request right side setback variance of 4.7'. 15' is required, deck is 10.3'. (Located 308 Sprout Brook Road, Garrison) in an R-20 District. TM #91.9-1-14 **REVIEW DRAFT RESOLUTION**
- 8) **MORTON D. WILLIAMS:** **Appeal #802** for Variances. Variances are requested of the required setback of 40' from a street line as follows: 1) proposed enclosed entry to have a setback of 32.4'. A variance of 7.6' is requested. 2) proposed elevator to have a setback of 30.1'. A variance of 9.9' is requested. 3) proposed deck extension to have a setback of 21.4'. A variance of 18.6' is requested. A variance of the required setback of 40' from a street line is requested to clear-up pre-existing violations as follows: 1) existing house has a setback of 35'. A variance of 5' is requested. 2) existing deck has a setback of 27.2'. A variance of 12.8' is requested. (Located 66 Coppermine Road, Garrison) in an R-80 District. TM #90.-1-33 **REVIEW DRAFT RESOLUTION**
- 9) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone, Chairman

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