

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

July 24, 2006
7:30 p.m.

PUBLIC HEARING

- 1) **MICHAEL and KAREN ENEA:** **Appeal #805** for a Variance. A variance is requested for right side and front setback reduction to build a garage. (Located 13 Valley Lane, Garrison) in an R-20 District. TM #91.5-3-58
- 2) **DENISE ENEA:** **Appeal #806** for a Variance. Request is made for a variance from a 30' side yard setback to allow a 10' side yard setback in order to convert a 2-car garage into a 3-car garage. (Located 394 Sprout Brook Road, Garrison) in an R-80 District. TM #83.17-2-21

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** July 10, 2006
- 4) **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**
- 5) **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**
- 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) **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 **REVIEW DRAFT RESOLUTION**
- 8) **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**
- 9) **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**
- 10) **R. JACOB and ROBIN BUMP:** **Appeal #807** for Variances. Applicants request a variance based on the sideline setbacks (left and right). This variance (sideline setbacks) encompasses the proposed vertical construction. Applicants also request a variance for the extension of porches to the south and to the west. (Located 10 Hudson River Lane, Garrison) in an R-80 District. TM #89.7-1-17 **REVIEW FOR COMPLETENESS**
- 11) **EVA KLEIN BOUHASSIRA:** **Appeal #808** for a Variance due to insufficient left side yard setback. (Located 288 East Mountain Road, Cold Spring) in an R-40 District. TM #17.-1-5 **REVIEW FOR COMPLETENESS**
- 12) **PATRICK and LUISA PERKINS:** **Appeal #809** for Variances. Applicant seeks variances for 1) existing front porch, setback variance 24'; 2) 7' one-story addition; requesting a variance of 16'-5"; and, 3) a side deck, requesting variance of 1'. (Located 1711 Route 9D, Cold Spring) in a B-1 District. TM #49.-5-5.3 **REVIEW FOR COMPLETENESS**
- 13) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone, Chairman

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