## ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

February 8, 2010 7:30 p.m.

## **PUBLIC HEARING**

- 1) JOHN P. SCANGA: Appeal #861 for a Variance. The Applicant requests a variance to construct an addition on the existing building on Lot 4 to accommodate the expanding Scanga woodworking business. The proposal includes combining Lot 3, which is currently vacant, to Lot 4 to facilitate this proposed expansion. The existing building on Lot 4 meets the required 50 foot minimum setback from the street line. However, a portion of the addition will extend into Lot 3 in the area where the Blue Devils Lane cul-de-sac radius will reduce the proposed setback to 20 feet. A 30 foot variance from the front setback to the street line will be required for a portion of the building to accommodate this arrangement. The proposed addition would result in a total lot coverage of 28.6% which exceeds the 25% maximum allowable lot coverage. A second variance is therefore required for the additional 3.6% of proposed building coverage. This is a continuation of a Public Hearing held January 11, 2010. (Located 22 Lady Blue Devils Lane, Cold Spring) in an Industrial District. TM #16.16-1-20.3 & 20.4
- 2) ERIC and BRITTNEY TRENCZER: Appeal #862 for a Variance. Applicants request a variance to enclose an existing unheated 28' feet by 7' feet 10" inch porch that is approximately 7.5' feet from the property line. (Located 15 Brookview Lane, Garrison) in an R-10 District. TM #91.5-1-38
- 3) CRAIG B. STERN and DEIRDRE G. STERN: Appeal #863 for a Variance. Applicants see a variance of 9.81' feet for an existing front porch. (Located 111 Upland Drive, Garrison) in an R-80 District. TM #83.13-1-59

## **REGULAR MEETING**

- 4) REVIEW OF MINUTES: January 11, 2010
- 5) CRAIG B. STERN and DEIRDRE G. STERN: Appeal #863 for a Variance. Applicants see a variance of 9.81' feet for an existing front porch. (Located 111 Upland Drive, Garrison) in an R-80 District. TM #83.13-1-59 REVIEW FOR COMPLETENESS
- 6) CYNTHIA A. WING: Appeal #864 for a Variance. Applicant's proposed addition to cottage does not meet front yard setback of 40' feet in R-80 Zone. Schedule B requires 40' feet front yard, only 27' feet will exist. A 13' foot variance is needed. (Located 1100 Old Albany Post Road, Garrison) in an R-80 Zone. TM #50.-2-37 REVIEW FOR COMPLETENESS
- 7) JOSEPH CMAR: Appeal #865 for a Variance. Home was constructed in 1956. The dwelling is 29.3' feet from street where 40' feet minimum is required. 10.7' foot variance is requested. (Located 2 Ferris Drive, Garrison) in an R-40 District. TM #90.8-2-11 REVIEW FOR COMPLETENESS
- 8) 20 NAZARETH WAY, LLC: Appeal #866 for a Special Use Permit to convert the existing building into office/headquarters space for non-profit/charitable organizations. This use is permitted in both the R-40 and R-80 zones, specifically Paragraph 12 of the Table of Uses that forms part of Section 175-25 of the Code allowing "educational...philanthropic...literary,...fine arts and charitable institutions" subject to securing a Special Use Permit. (Located 20 Nazareth Way, Garrison) in an R-40 and R-80 Zone. TM #60.-1-78 REVIEW FOR COMPLETENESS
- 9) OLD BUSINESS\NEW BUSINESS

Vincent Cestone Chairman

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