

# ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

January 11, 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. (Located 22 Lady Blue Devils Lane, Cold Spring) in an Industrial District. TM #16.16-1-20.3 & 20.4

## REGULAR MEETING

- 2) **REVIEW OF MINUTES:** November 23, 2009
- 3) **MARYDAWN INC.:** **Appeal #860** for an Extension. The applicant does not seek an interpretation, variance or special use permit, but seeks a further extension of the two year period for completion of reconstruction after fire loss for good cause shown pursuant to Town Law Section 175-87(A). (Located 3021 Route 9, Cold Spring) in an \_\_\_\_\_ District. TM #27.12-1-13.  
**RESOLUTION**
- 4) **ERIC and BRITNEY 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 **REVIEW FOR COMPLETENESS**
- 5) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

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