

**TOWN OF PHILIPSTOWN
ZONING BOARD OF APPEALS
238 Main Street Cold Spring NY 10516**

FEBRUARY 10, 2014

MEETING AGENDA

APPROVAL OF RESOLUTION_

- 1.) 20 Nazareth Way LLCC Appeal # 884 TM# 60.-1-78
20 Nazareth Way, Garrison (Area Variance)**

The applicant is seeking to subdivide its property in a manner that will create a 9.285 acre parcel when 20 acres is required. Appellant intends to convey the substandard lot to the State of New York, the adjoining owner, for park purposes. Appellant will accept a condition on the variance that requires conveyance to the State.

REVIEW FOR COMPLETENESS

- 2.) WILL AND GABRIELLE VOGEL APPEAL#885 TM# 81.-1-62
406 ROUTE 9D GARRISON NY**

In 1997 the property was granted a variance for a screened in porch which encroached in the setbacks 3.7 feet. A provision was attached that the area could not be converted to living space. The applicants are seeking that the provision be lifted, so that the area can be converted to living space.

- 3.) NEW/ OLD BUSINESS**