ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York   10516

March 14, 2011
7:30 p.m.

PUBLIC HEARING

1) **MARY DAWN, INC.:**   **Appeal #872** for an extension. This application does not seek 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). This is a continuation of a Public Hearing held on February 14, 2010. (Located 3154 Route 9, Cold Spring). TM #27.12-1-13.

2) **DEAN ANDERSON and JOSEPH LIBONATI:**   **Appeal #873** for a Variance. Applicants seek to subdivide the property they co-own. The property is to be subdivided into two lots. Lot 1 of the proposed subdivision, the larger part of which lies within the R-40 Zoning District will conform to the current R-40 requirements. Lot 2 of the proposed subdivision, the larger part which lies within the R-80 Zoning District, cannot be made to conform to the current R-80 zoning requirements due to the recent changes in zoning requirements that place environmental restrictions on some of the area. Applicants seek relief from either Section 175-30B(2) to allow the wetland to be part, 16.6% of the required square; or, alternatively, applicants seek relief from Section 175-30A to reduce the size of the required square fro 200 feet to 132 feet or a 34% reduction. (Located 4 Dale Lane, Garrison) in an R-40 and R-80 District. TM#71.-1-22

REGULAR MEETING

3) **REVIEW OF MINUTES:**   February 14, 2011

4) **TIM BEACHUCK:**   **Appeal #874** for a Variance. Applicant seeks to install a new freestanding sign 9' high where the Code only allows 4' in total height. The Property contains six separate businesses which want to be displayed on a directory sign. This cannot be done properly with a total height of 4 feet. (Located 3212 Route 9, Cold Spring) in a B-2 District. TM #27-8-1.10 **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.