

# ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

March 8, 2010

7:30 p.m.

## PUBLIC HEARING

- 1) **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. This is a continuation of a Public Hearing held February 8, 2010. (Located 15 Brookview Lane, Garrison) in an R-10 District. TM #91.5-1-38
- 2) **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 415-423 Indian Brook Road, Garrison) in an R-80 Zone. TM #50.-2-37
- 3) **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

## REGULAR MEETING

- 4) **REVIEW OF MINUTES:** February 8, 2010
- 5) **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 **RESOLUTION**
- 6) **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 **RESOLUTION**
- 7) **OLD BUSINESS\NEW BUSINESS**
  - a) Timmer Appeal previously withdrawn (letter received 2/3/10)

Vincent Cestone  
Chairman

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