

**ZONING BOARD OF APPEALS  
Philipstown Recreation Department  
107 Glenclyffe Drive, Garrison, New York 10516**

**October 24, 2016  
7:30 P.M.  
Regular Monthly Meeting**

**Pledge of Allegiance**

**1. Approval of Minutes:**

July 11, 2016  
July 25, 2016  
September 12, 2016

**CONTINUED PUBLIC HEARING:**

- 2. Christopher and Maria Marrison**                      **TM# 82.-1-29**                      **Appeal # 896**  
**7 Old Manitou Road, Garrison**  
(seeking a variance for a 21' front yard setback which requires 60' from section 175.11 B for an addition.)

**PUBLIC HEARING:**

- 3. Ezra and Carrie Firestone**                      **TM# 17.2-85**                      **Appeal # 898**  
**537 East Mountain Road N., Cold Spring**  
(seeking an area variance for a side yard setback where a 30' setback is required)

**Old Business:**

- 4. Stephen Flavin**                      **TM# 49.-1-17**                      **Appeal # 894**  
**51 Indian Brook Road, Garrison**  
(Seeking a Special Use Permit for the construction of a conforming accessory structure with an accessory apartment on a legally non-conforming lot.)

- 5. Kristin E. Sorenson,**                      **TM#16.20-1-18**                      **Appeal # 897**  
**1000 Old Albany Post Road, Garrison**  
• Front yard setback  
• nonconforming lot coverage area (area Variance)

**New Business:**

- 6. Kenneth Callander**                      **TM# 90.12-1-11**                      **Appeal #899**  
**10 Ferris Dr. Garrison**  
(Seeking legalization of an existing 12'X16' covered porch and an enclosed three season room both requiring a 25' side-yard setback)

- 7. Wayne Scott Craft**                      **TM# 89.7-1-22**                      **Appeal #900**  
**100 Manitou Station Road, Garrison**  
(Seeking a variance for a side yard setback of 20 feet of section 175-11B of the Town Code which requires a 30 foot setback to build a 24 X 24 foot garage)

