

# ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

October 22, 2007

7:30 p.m.

## PUBLIC HEARING

- 1) **HUGH JAMES ROSSOUW:** Appeal #814 for Variances for two decks and a shed. This is a continuation of a public hearing on September 24, 2007. (Located 374 Sprout Brook Road, Garrison) in an \_\_\_\_\_ District. TM #91.5-3-50
- 2) **NANCY CARLUCCI:** Appeal #818 for a Variance. Applicant seeks a variance of 3'8" at rear setback and 8' on the right for an existing in-ground pool. This is a continuation of a public hearing held on June 25, July 9, September 10, and October 1, 2007. (Located 27 Valley Lane, Garrison) in an R-20 District. TM #83.17-2-5.
- 3) **MARY DAWN, INC:** Appeal #823 for an 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 3154 Route 9, Cold Spring) in an \_\_\_\_ District. TM #27.12-1-13
- 4) **KIRSTEN ROST:** Requesting an extension of Appeal #721 Resolution. (Located 26 Hudson River Lane, Garrison) in an R-80 District. TM #89.7-1-9

## REGULAR MEETING

- 5) **REVIEW OF MINUTES:** September 10, 2007  
September 24, 2007  
October 1, 2007
- 6) **JAMES D. CROSS:** Appeal #820 for a Variance. Applicant seeks a variance to allow the construction of an addition over and extending beyond the first floor of an existing 1-1/2 story frame dwelling located within the required front yard setback. The addition will be set back from the street line 18.5 feet on its southerly end and 12.3 feet on its northerly end. Applicant also seeks a variance to allow the construction of a deck in the rear side of the house with a setback of 30.4 feet. (Located 93 Lower Station Road, Garrison) in an R-40 District. TM #71.5-1-2 **REVIEW DRAFT RESOLUTION**
- 7) **DENISE ENEA:** Appeal #821 for a Variance. Applicant requests a variance from a 30' side setback to allow a 21 1/2 foot side yard setback in order to expand a 2-car garage. (Located 394 Sprout Brook Road, Garrison) in an R-80 District. TM #83.17-2-21 **REVIEW DRAFT RESOLUTION**
- 8) **THOMAS and DEBORAH LINDERT:** Appeal #822 for a Variance. Applicants seek a Variance from the front yard for a porch addition & garage, and master bedroom. (Located 27 Perks n Sons, Cold Spring) in an R-40 District. TM # 27.8-1-23 **REVIEW DRAFT RESOLUTION**
- 9) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

10) Arthur Lehman + Mary Gherty: Appeal # 824 Review for Completeness

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