

ZONING BOARD OF APPEALS
238 Main Street, Cold Spring, New York 10516

January 12, 2009
7:30 p.m.

PUBLIC HEARING

- 1) **RIBEIROS CONSTRUCTION:** **Appeal #827** for a Variance for construction of a single family residence. Due to the Department of Health requirements for septic system, the house must be located as proposed to ensure proper distances from septic fields and brook. There is no other viable location for a house on this property. Continued from a Public Hearing held on March 24, April 28, June 9, July 14, September 8, October 27, and November 24, 2008. (Located 65 Steuben Road, Garrison) in an R-10 District. TM #91.5-1-26
- 2) **ROBERT and ANNA GARRAMONE:** **Appeal #838** for a Variance for an existing above ground pool and decking 18'1" from property line where a side setback of 30' is required. Continued from a Public Hearing held on November 24, 2008. (Located 16 Old Albany Post Road, Garrison) in an R-80 District. TM #83.13-1-24

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** November 24, 2008
- 4) **CHARLES W. CHIGAS:** **Appeal #837** for a Variance. Applicant seeks a variance of the height restriction for an existing fence from 6 feet to 8 feet. (Located 433 Lane Gate Road, Cold Spring) in a ___ District. TM #89/38.-3-5 **REVIEW DRAFT RESOLUTION**
- 5) **MICHAEL and LORI POWERS:** **Appeal #839** for a Variance. Applicant's request a Variance to add an addition to existing house. Requesting 4.5 foot exception to allow 15.5 foot side yard setback where 20 feet is required and 15 foot exception to allow 24 foot front yard setback where requirement is 40 feet. (Located 133 Barrett Pond Road, Cold Spring) in an R-40 District. TM #16.19-1-1 **REVIEW DRAFT RESOLUTION**
- 6) **DOMINICK LaFORGIA:** **Appeal #841** for a Variance. Applicant requests left side setback variance of 8.3' feet from the required 10' feet for an enclosed porch. (Located 69 Winston Lane, Garrison) in an R-10 District. TM #83.17-1-54 **REVIEW FOR COMPLETENESS**
- 7) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone
Chairman

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