

# ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

November 24, 2008

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, and October 27, 2008. (Located 65 Steuben Road, Garrison) in an R-10 District. TM #91.5-1-26
- 2) **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
- 3) **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. (Located 16 Old Albany Post Road, Garrison) in an R-80 District. TM #83.13-1-24
- 4) **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

## REGULAR MEETING

- 5) **REVIEW OF MINUTES:** October 27, 2008
- 6) **MICHAEL GREXA:** **Appeal #834** for a Variance to construct a new one family frame dwelling with a front yard setback on one end of 23'7" where 35' is required and on the other end of 37' where 35' is required. Relief of 11'3" is requested. In the rear, the setback is 8' where 10' is required. Relief of 2' is requested. (Located 4 Birch Lane, Garrison) in an R-10 District. TM #91.5-2-35 **REVIEW DRAFT RESOLUTION**
- 7) **NOEL and CAROL O'REILLY:** **Appeal #835** for a Variance. Applicants wish to construct a two car garage including unfinished storage space above with a setback of 8.8' from proposed property line where a 20' setback is required [175.32(B)(7)]. Proposed garage will straddle a zoning district boundary and be 1.2 feet into the residential R-80 zone where a 35 foot setback is required [175.32(B)(8)]. (Located 1192 Route 9D, Garrison) in an R-40 District. **REVIEW DRAFT RESOLUTION**
- 8) **MARY DAWN, INC.:** **Appeal #836** Applicant does not seek an interpretation, variance or special use permit, but seeks 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. **REVIEW DRAFT RESOLUTION**
- 9) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

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