

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

November 26, 2007  
7:30 p.m.

**PUBLIC HEARING**

- 1) **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, October 1, and October 22, 2007. (Located 27 Valley Lane, Garrison) in an R-20 District. TM #83.17-2-5.
- 2) **ARTHUR LEHMAN and MARY GHERTY:** Appeal #824 for a Variance. Applicants seek a variance of 34' 2" from the 40' setback from the street required by Section 175-32 Schedule B for construction of a 46' x 34' garage with storage. (Located 155 East Mountain Road North, Cold Spring) in an R-120 District. TM #7.-1-18

**REGULAR MEETING**

- 3) **REVIEW OF MINUTES:** October 22, 2007
- 4) **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 **REVIEW DRAFT RESOLUTION**
- 5) **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 **REVIEW DRAFT RESOLUTION**
- 6) **COUNTY LINE EQUITIES, LLC:** Appeal #825 for a Variance. Applicant seeks relief from four Code requirements. (1) From Section 175-39.E(3) to allow parking spaces within required set back from Route 9. Relief sought is from centerline of Route 9 from 100' to 36' or 64 feet and from property line of Route 9 from 40' to 0' or 40'. (2) From Section 175.32, Schedule B, Items 6a and 6b to allow a pump island with the required setbacks from Route 9 and Route 403. Relief sought is from the centerline of Route 9 from 100' to 57' or 43' and from property line of Routes 9 and 403 from 50' to 21' or 29' and from 50' to 19' or 31' respectively. (3) Relief is sought from Section 175-39.S to allow total ground coverage to be from 65% to 86%. (4) Relief is sought from Section 175.77.A(4) to reduce setback from property line from 10' to 0' or 10 feet and increase height of sign from 4' to 6' or 2'. (Located 1467 Route 9, Garrison) in a B-2 District. TM #82-2-3 **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.**