

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

February 23, 2009
7:30 p.m.

PUBLIC HEARING

- 1) **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, January 12, and January 26, 2009. (Located 16 Old Albany Post Road, Garrison) in an R-80 District. TM #83.13-1-24
- 2) **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

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** January 26, 2009
- 4) **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, November 24, 2008, and January 12, 2009. (Located 65 Steuben Road, Garrison) in an R-10 District. TM #91.5-1-26 **VOTE**
- 5) **ALFRED and KIM CINQUINA: Appeal #842** for a Variance. Applicants request a Variance to add approximately 4' feet to an existing garage, which would bring the garage to within 16' feet of side yard property line. (Located 42 Hy Vue Terrace, Cold Spring) in an R-40 District. TM #27.12-1-56 **REVIEW FOR COMPLETENESS**
- 6) **THERAPEUTIC EQUESTRIAN CENTER, INC.: Appeal #843** for a Special Use Permit. Applicant is a non-profit organization which seeks approval to construct and operate a riding academy/boarding stable as a tenant on lands of Stonecrop Gardens, Inc. The proposed use requires the construction of paddocks; an access road; a 4 space garage with a second floor for the night check person (watchman); a manure she; and the academy structure which will contain: stables for 20 horses, a horse service area for shoeing, veterinary, and similar services; a client waiting area; administrative offices; an in-door riding area; and transition hallways. (Located Route 301 – Stonecrop Gardens, Cold Spring) in an R-120 District. TM #39.-2-10, 25 & 26 **REVIEW FOR COMPLETENESS**
- 7) **DAVID LANT: Appeal #844** for a Variance for a proposed porch which will reach 7' feet from the property line. Setback is 30' feet, therefore a 23' foot side yard variance is requested. (Located 443 Old Albany Post Road, Garrison) in an R-80 District. TM #72.-2-27.11 **REVIEW FOR COMPLETENESS**
- 8) **DONG and UNJOO YU: Appeal #845** for a Variance for a Proposed Restaurant. As the site contains existing structures which are to be renovated, various bulk requirements (side and front yard setbacks) are not met by the proposal. While a "pre-existing" condition, the non-conformity is actually being increased with the applicant's intention to in-fill between the two existing structures to make one large structure. (Located 544 Route 9D, Garrison) in a B-1 District. TM # SBL 82-1-37

9) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone
Chairman

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