

ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

March 23, 2009

7:30 p.m.

PUBLIC HEARING

- 1) **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
- 2) **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

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** February 23, 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 **RESOLUTION**
- 5) **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 **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 **RESOLUTION**
- 7) **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**
- 8) **GREGORY WHYTE:** **Appeal #846** for a Variance. Applicant is seeking a variance for a pre-existing covered porch including pillars and roof. Owner enclosed covered porch with glass and wood panels and an entry door to protect entrance from weather. Owner was unaware that a permit was needed for this pre-existing structure. (Located 12 Fox Hollow Lane, Garrison) in an R-80 District. TM #71.6-1-17 **REVIEW FOR COMPLETENESS**
- 9) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone
Chairman

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