

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

April 12, 2010  
7:30 p.m.

**PUBLIC HEARING**

(None Scheduled)

**REGULAR MEETING**

- 1) **REVIEW OF MINUTES:** March 8, 2010
- 2) **THEODORE and ELLEN TIMMER:** **Appeal #854** for a Variance. Applicant requests a 15' foot variance from the setback rule requiring new construction to be 20' feet off the property line. The deck corner will come to 5' feet off the property line, but complete the corner of the house already existing and is, in fact, further from the property line than a deck that existed when the property was purchased. (Located 7 Lewis Lane, Garrison) in an R-40 District. TM #60.18-1-8 **REVIEW FOR COMPLETENESS**
- 3) **ERIC and BRITTNEY TRENCZER:** **Appeal #862** for a Variance. Applicants request a variance to enclose an existing unheated 28' feet by 7' feet 10" inch porch that is approximately 7.5' feet from the property line. This is a continuation of a Public Hearing held February 8, 2010. (Located 15 Brookview Lane, Garrison) in an R-10 District. TM #91.5-1-38 **RESOLUTION**
- 4) **CYNTHIA A. WING:** **Appeal #864** for a Variance. Applicant's proposed addition to cottage does not meet front yard setback of 40' feet in R-80 Zone. Schedule B requires 40' feet front yard, only 27' feet will exist. A 13' foot variance is needed. (Located 415-423 Indian Brook Road, Garrison) in an R-80 Zone. TM #50.-2-37 **RESOLUTION**
- 5) **JOSEPH CMAR:** **Appeal #865** for a Variance. Home was constructed in 1956. The dwelling is 29.3' feet from street where 40' feet minimum is required. 10.7' foot variance is requested. (Located 2 Ferris Drive, Garrison) in an R-40 District. TM #90.8-2-11 **RESOLUTION**
- 6) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

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