

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

April 27, 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. Continued from a Public Hearing on March 23, 2009. (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. Continue from a Public Hearing on March 23, 2009. (Located 544 Route 9D, Garrison) in a B-1 District. TM # SBL 82-1-37
- 3) **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

**REGULAR MEETING**

- 1) **REVIEW OF MINUTES:** March 23, 2009
- 5) **MARGARET NERI:** **Appeal #847** for a Variance. Applicant would like to restore the house to its original state prior to purchasing in 2001, which was a two-family home. (Located 1715 Route 9D, Cold Spring) in an R-80 District. TM #49.5-5-2 **REVIEW FOR COMPLETENESS**
- 3) **LAUSCA LLC:** **Appeal #848** for a Variance. Applicant requests a reduction in the required front setback from the street line (and center line) of US Route 9 to permit the erection of a new directory sign (replacing prior non-conforming signage). Reductions requested: from center line 100' feet to 55.71' feet; from street line 50' feet to 34' feet. (Located 3166 Route 9, Cold Spring) in a B-2 District. TM #27.12-1-10 **REVIEW FOR COMPLETENESS**
- 7) **GARRISON CONTRACTING:** **Appeal #849** for a Variance. Applicant requests a variance from Section 175-39 (E)(3) for parking within minimum setbacks from Route 9. Relief to allow parking within 100' feet of the center line of Route 9 and within 40' feet of the street line of Route 9. Variance requested would be for parking at 41.7' feet from center line and 20.9' feet from street line. (Located 1315 Route 9, Garrison) in a B-2 District. TM #82.-1-67 **REVIEW FOR COMPLETENESS**
- 3) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

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