

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

May 18, 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, and April 27, 2009. (Located 443 Old Albany Post Road, Garrison) in an R-80 District. TM #72.-2-27.11
- 2) **MARGARET NERI:** **Appeal #847** for a Variance. Applicant requests a Variance to allow an accessory apartment in premises in excess of maximum square footage permitted. (Located 1715 Route 9D, Cold Spring) in an R-80 District. TM #49.5-5-2
- 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
- 4) **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 or 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

**REGULAR MEETING**

- 5) **REVIEW OF MINUTES:** April 27, 2009
- 6) **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 **RESOLUTION**
- 7) **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 **RESOLUTION**
- 8) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone  
Chairman

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