

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

June 8, 2009
7:30 p.m.

PUBLIC HEARING

- 1) **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
- 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. This is a continuation of the Public Hearing held on May 18, 2009. (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. This is a continuation of a Public Hearing held on May 18, 2009. (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. This is a continuation of a Public Hearing held on May 18, 2009. (Located 1315 Route 9, Garrison) in a B-2 District. TM #82.-1-67

REGULAR MEETING

- 5) **REVIEW OF MINUTES:** May 18, 2009
- 6) **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 **RESOLUTION**
- 7) **JAMES A. LaBARBERA:** Appeal #850 for a Variance. Applicant would like to install a wood burning furnace on the side of residence closest to the basement boiler. Said furnace does not meet the property setbacks as set forth in Section 172-6(C). **REVIEW FOR COMPLETENESS**
- 8) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone
Chairman

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