

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

June 9, 2008
7:30 p.m.

PUBLIC HEARING

- 1) **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, and April 28, 2008. (Located 65 Steuben Road, Garrison) in an R-10 District. TM #91.5-1-26
- 2) **HUGH JAMES ROSSOUW:** **Appeal #831** for Variances for a shed and deck that does not meet setback requirements. (Located 374 Sprout Brook Road, Garrison) in an R-20 District. TM #91.5-3-50

REGULAR MEETING

- 3) **REVIEW OF MINUTES:** April 28, 2008
- 4) **COUNTY LINE EQUITIES, LLC:** **Appeal #825** for a Variance. Applicant seeks relief from four Code requirements. (1) From Section 175-39.E(3) to allow parking spaces within required set back from Route 9. Relief sought is from centerline of Route 9 from 100' to 36' or 64 feet and from property line of Route 9 from 40' to 0' or 40'. (2) From Section 175.32, Schedule B, Items 6a and 6b to allow a pump island with the required setbacks from Route 9 and Route 403. Relief sought is from the centerline of Route 9 from 100' to 57' or 43' and from property line of Routes 9 and 403 from 50' to 21' or 29' and from 50' to 19' or 31' respectively. (3) Relief is sought from Section 175-39.S to allow total ground coverage to be from 65% to 86%. (4) Relief is sought from Section 175.77.A(4) to reduce setback from property line from 10' to 0' or 10 feet and increase height of sign from 4' to 6' or 2'. (Located 1467 Route 9, Garrison) in a B-2 District. TM #82-2-3 **DISCUSSION**
- 5) **ANDREW and SUSAN HOMOLA:** **Appeal #826** for a Special Use Permit to construct an accessory apartment. Continued from a Public Hearing held on March 24, 2008. (Located 24 Woodland Drive, Garrison) in an R-80 District. TM #49.-3-63 **REVIEW DRAFT RESOLUTION**
- 6) **ANDREW and SUSAN HOMOLA:** **Appeal #828** for a Variance to allow for the construction of a two car garage within the side setback of applicant's property. This variance request is coupled with the Special Use Permit for an accessory apartment. Continued from a Public Hearing held on March 24, 2008. (Located 24 Woodland Drive, Garrison) in an R-80 District. TM #49.-3-63 **REVIEW DRAFT RESOLUTION**
- 7) **LAWRENCE and JACQUELINE GISSER:** **Appeal #833** for an Interpretation/Variance. The renovations were built on existing construction that was put in place before the road was built. The road was built less than 40' from the existing house. Renovations that were done include 1) extension on kitchen 2) enclosed patio into sunroom 3) enclosed front door and steps and 4) removed door and made picture window. (Located 71 Highland Drive, Garrison) in an R-40 District. TM #90.8-2-32 **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.

6/1/2008

ZBA Active Appeal

- #825 County Line Equities, LLC - Discussion 6/9
- #826 Homola - Resolution 6/9
- #827 Ribeiro's Construction - Public Hearing con't 6/9
- #828 Homola - Resolution 6/9
- #829 Micaud - Withdrew application before going before the board
- #830 Franciscan Friars - referred to Planning Board
- #831 Rossouw - Public Hearing 6/9
- #832 Gisser - Review for Completeness 6/9