

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

July 13, 2009
7:30 p.m.

PUBLIC HEARING

- 1) **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, and June 8, 2009. (Located 1315 Route 9, Garrison) in a B-2 District. **TM #82.-1-67**
- 2) **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). (Located 1081 East Mountain Road South, Cold Spring) in an R-120 District. **TM #18.-2-7**
- 3) **KERSTIN ROST/ROLAND PIDALA:** **Appeal #721** for an Extension. Applicant requests an extension of time to complete construction of a single family non-conforming residential structure per Resolution dated June 21, 2004, pursuant to Section 175-18 of the Zoning Ordinance. (Located 26 Hudson River Lane, Garrison) in an R-80 District. **TM #89.7-1-9**

REGULAR MEETING

- 4) **REVIEW OF MINUTES:** June 8, 2009
- 5) **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 shed; 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 indoor riding area; and transition hallways. (Located Route 301 – Stonecrop Gardens, Cold Spring) in an R-120 District. **TM #39.-2-10, 25 & 26 RESOLUTION**
- 6) **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 RESOLUTION**
- 7) **DEAN ANDERSON:** **Appeal #851** for a Special Use Permit. Applicant seeks to construct an accessory apartment as permitted under Section 175-25, Schedule A, Line 4B. The apartment will be located in an existing building and will occupy less than 800 square feet. (Located 4 Dale Lane, Garrison) in an R-80 District. **TM #71.-1-22 REVIEW FOR COMPLETENESS**
- 8) **LYNN and JAMES DUFFY:** **Appeal #852** for a Variance. Applicants propose an extension to the north side of structure of 10' feet. The existing sun room to be removed and replaced plus the additional 10' feet. (Located 18 Mill Road, Cold Spring) in an R-40 District. **TM #17-1-53 REVIEW FOR COMPLETENESS**
- 9) **JULES BASS:** **Appeal #853** for a Variance. Applicant wishes to build a carport over an existing parking spot off existing driveway. The driveway is non-conforming in regard to side yard and front yard setbacks. (Located 221 Indian Brook Road, Garrison) in an R-80 District. **TM #49.-1-69 REVIEW FOR COMPLETENESS**
- 10) **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**
- 11) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone
Chairman

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