

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

July 27, 2009
7:30 p.m.

PUBLIC HEARING

- 1) **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
- 2) **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, June 8, and July 13, 2009. (Located 1315 Route 9, Garrison) in a B-2 District. TM #82.-1-67
- 3) **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). This is a continuation of a Public Hearing held on July 13, 2009. (Located 1081 East Mountain Road South, Cold Spring) in an R-120 District. TM #18.-2-7

REGULAR MEETING

- 4) **REVIEW OF MINUTES:** July 13, 2009
- 5) **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**
- 6) **ROBERT RITACCO and WENDY BLAIR:** Appeal #855 for a Variance. Applicant requests a variance for a garage that was built in September 1992 and a Certificate of Occupancy was issued in error. Side yard setback required is 20' feet – applicant has 19.6' feet; needs 6" inches. Front yard setback required is 40' feet – applicant has 34.5' feet, needs 5.5' feet. (Located 16 Atonement Avenue, Garrison) in an R-40 District. TM #82.8-1-39 **REVIEW FOR COMPLETENESS**
- 7) **MARTHA and DAVID ROME:** Appeal #856 for a Variance. Applicants request a variance for the construction of a one-story residential addition. The proposed addition will fall within the minimum required setback of 40' feet from a street line. Applicants request a front yard variance of 25.8' feet. (Located 23 Grassi Lane, Garrison) in an R-40 District. TM #80.18-1-26 **REVIEW FOR COMPLETENESS**
- 8) **BILLY WILLIAMS:** Appeal #857 for a Variance for an 8 x 12 shed that was constructed in 1989 without a permit. The shed is 1' foot from property line. 5' feet is required to meet the property setbacks for adjoining properties. (Located 1 Rochambeau Road, Garrison) in an R-10 District. TM #91.5-2-16 **REVIEW FOR COMPLETENESS**
- 9) **TIMOTHY and MARY CATHLEEN DONOVAN:** Appeal #858 for a Variance. Applicants request a variance to site a 28 x 32 barn/garage with living space above within the 40' foot front setback. A variance requested is 11' feet. (Located 293 Old West Point Road, Garrison) in an R-40 District. TM #71.-2-1 **REVIEW FOR COMPLETENESS**
- 10) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone
Chairman

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