

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

September 14, 2009  
7:30 p.m.

**PUBLIC HEARING**

- 1) **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
- 2) **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
- 3) **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
- 4) **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

**REGULAR MEETING**

- 5) **REVIEW OF MINUTES:** July 13, 2009  
July 27, 2009
- 6) **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 **RESOLUTION**
- 7) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

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