

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

September 24, 2007  
7:30 p.m.

**PUBLIC HEARING**

- 1) **HUGH JAMES ROSSOUW:** **Appeal #814** for Variances for two decks and a shed. (Located 374 Sprout Brook Road, Garrison) in an \_\_\_\_\_ District. TM #91.5-3-50

**REGULAR MEETING**

- 2) **REVIEW OF MINUTES:** September 10, 2007
- 3) **JAMES D. CROSS:** **Appeal #820** for a Variance. Applicant seeks a variance to allow the construction of an addition over and extending beyond the first floor of an existing 1-1/2 story frame dwelling located within the required front yard setback. The addition will be set back from the street line 18.5 feet on its southerly end and 12.3 feet on its northerly end. Applicant also seeks a variance to allow the construction of a deck in the rear side of the house with a setback of 30.4 feet. (Located 93 Lower Station Road, Garrison) in an R-40 District. TM #71.5-1-2 **REVIEW DRAFT RESOLUTION**
- 4) **DENISE ENEA:** **Appeal #821** for a Variance. Applicant requests a variance from a 30' side setback to allow a 21 ½ foot side yard setback in order to expand a 2-car garage. (Located 394 Sprout Brook Road, Garrison) in an R-80 District. TM #83.17-2-21 **REVIEW DRAFT RESOLUTION**
- 5) **MARY DAWN, INC.:** **Appeal #823** for an extension of the two-year period for completion of reconstruction after fire loss for good cause shown pursuant to Town Law Section 175-87(a). (Located 3154 Route 9, Cold Spring) in an \_\_\_\_ District. TM #27.12-1-13 **REVIEW FOR COMPLETENESS**
- 6) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

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