

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

June 25, 2007  
7:30 p.m.

**PUBLIC HEARING**

- 1) **NANCY CARLUCCI:** **Appeal #818** for a Variance. Applicant seeks a variance of 3'8" at rear setback and 8' on the right for an existing in-ground pool. (Located 27 Valley Lane, Garrison) in an R-20 District. TM #83.17-2-5.

**REGULAR MEETING**

- 2) **REVIEW OF MINUTES:** June 4, 2007
- 3) **JOHN BENJAMIN:** **Appeal #817** for a Variance. A portion of the existing residence is within 30' of the side setback (1.5' to 2'). Applicant requests a variance that will allow them to extend out the kitchen area 5 feet 4-1/8 inch. This is a continuation of a public hearing held on May 14, 2007. (Located 265 Avery Road, Garrison) in an R-80 District. **DRAFT RESOLUTION**
- 4) **OLD BUSINESS\NEW BUSINESS**

Vincent Cestone  
Chairman

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