

# ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

October 4, 2010

7:30 p.m.

## PUBLIC HEARING

- 1) **ANNEMARIE M. REEVE: Appeal # 869** for a Variance. Applicant seeks a variance from the requirement to provide 6,000 square feet of buildable area that contains a minimum dimension of 60 feet in every direction. Applicant seeks a reduction of these requirements to 2,919 square feet and 47.24 feet, respectively. The reductions require variances of 3,081 square feet (51.3%) and 12.76 feet (21.3%), respectively. Continuation of a Public Hearing held on July 12, July 26, and September 13, 2010. (Located 703 Indian Brook Road, Garrison) in an R-80 District. TM #39.-2-23 and 50.2-19
- 2) **RODNEY DOW: Appeal #870** for a Variance. A variance is requested for the construction of a porch addition. The proposed porch addition will fall within the minimum required setback of 40' feet from a street line and 20' feet from a side property line. In addition, the existing structures on the property have pre-existing nonconforming lot coverage and floor area percentages of 18% and 30.5% respectively. The proposed porch addition would increase the pre-existing nonconforming lot coverage and floor area percentages to 19.5% and 32% respectively. (Located 23 Lower Station Road, Garrison) in an R-40 District. TM #60.17-1-4

## REGULAR MEETING

- 3) **REVIEW OF MINUTES:** September 13, 2010
- 4) **RODNEY DOW: Appeal #870** for a Variance. A variance is requested for the construction of a porch addition. The proposed porch addition will fall within the minimum required setback of 40' feet from a street line and 20' feet from a side property line. In addition, the existing structures on the property have pre-existing nonconforming lot coverage and floor area percentages of 18% and 30.5% respectively. The proposed porch addition would increase the pre-existing nonconforming lot coverage and floor area percentages to 19.5% and 32% respectively. (Located 23 Lower Station Road, Garrison) in an R-40 District. TM #60.17-1-4  
**REVIEW FOR COMPLETENESS**
- 5) **KYLE GOOD: Appeal #871** for a Variance. Applicant seeks to construct an addition to residence. As planned, the northeast corner of the addition will be lacking 5' 1-7/8" (5.15 feet) of the required front setback as calculated for a narrow street under Section 175.32D. The southeast corner will be lacking 10-3/8" (0.87 feet) of the required side setback under Section 175-32, Schedule B, Line 7. Applicant seeks variances of 5' 3" (5.25 feet) and 1' 0" (1.00 feet), respectively, which will allow construction of the planned addition with an allowance of less than 2 inches for possible differences in the opinion of surveyors. (Located 85 Lower Station Road, Garrison) in an R-40 District. TM #71.5-1-3 **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.**