

ZONING BOARD OF APPEALS

238 Main Street, Cold Spring, New York 10516

September 28, 2009

7:30 pm

PUBLIC HEARING

- 1) **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 of 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, July 13, and July 27, 2009. (Located 1315 Route 9, Garrison) in a B-2 District. TM #82.-1-67
- 2) **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
- 3) **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
- 4) **DEAN ANDERSON: Appeal #851** for a Special Use Permit. Applicant seeks to construct an accessory apartment as permitted under Section 175-25, Schedule A, Line 4B. The apartment will be located in an existing building and will occupy less than 800 square feet. (Located 4 Dale Lane, Garrison) in an R-80 District. TM #71.-1-22

REGULAR MEETING

- 5) **REVIEW OF MINUTES:** September 14, 2009
- 6) **MILTON F. MERCADO JR and NANCY I. AROCHO-MERCADO: Appeal #859** for a Variance. The applicants' house is a pre-existing non-conforming structure. The foundation sits 23.94' feet from the property line and 39' feet from the street line. Applicants are requesting a variance on the pre-existing foundation in order to build a 2nd floor addition on the existing single level side of the 1st floor. The new 2nd floor will sit on top of existing 1st floor and foundation, therefore, the NW corner of the house will be no less than 22' feet from the property line, and no less than 37' feet from the street line. (Located 27 Aqueduct Road, Garrison) in an R-20 District. TM #91.5-4-24 **Review for Completeness**
- 7) **OLD BUSINESS/NEW BUSINESS**

Vincent Cestone
Chairman

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