

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Workshop meeting

November 18, 2009

Present: Chairman: Joseph Barbaro; **Members:** Karen Doyle, Joseph Immorlica, Arne Saari & Placito Sgro

Opinion for ZBA:

1. Atlas LLC. , 144 Main St.

The applicant is requesting the following three variances:

1. Front yard setback
2. Lot coverage
3. Side yard setback

J. Immorlica moved to recommend to the ZBA to approve the above variances contingent to the final sale of the stoop/land including the documentation of the sale from the village board to the applicant. **P. Sgro** seconded the motion. The motion was approved 5-0.

2. Constantine Serroukas, Foodtown Plaza

The Board reviewed the list of criteria to determine whether or not the variances should be approved. Which are the following:

1. Will an undesirable change be a detriment to the nearby properties in creating the variance
2. Whether the benefit sought by the applicant can be achieved by other means
3. Whether the requested variance is substantial
4. Whether the proposed variance will have a physical and natural effect on the properties in the neighborhood
5. Whether the alleged difficulty was self created

A. Saari moved that the Planning Board's opinion is to deny the requested variances in the package received dated October 27, 2009. **P. Sgro** seconded the motion. The motion was accepted 5-0.

J. Immorlica moved to adjourn the meeting. **P. Sgro** Seconded the motion the meeting was adjourned at 9:27p.m.

Joseph Barbaro, Chairman

Date