**Meeting Agenda for March 12, 2024**

The Zoning Board of Appeals will hold its Bimonthly Metting at 7:00 p.m. on March 12, 2024, at Village Hall, 85 Main Street, Cold Spring, NY. The agenda includes the following items; all items may not be called or may not be called in order.

**NEW BUSINESS**

**Workshop #1**

**5 Furnace Street, 48.8-6-34.** James Hartford & Juhee Lee-Hartford, owners.

Renovations including: enclose rear porch, 500 square foot 2nd Floor addition. Variance required as per §134-7 for Lot Coverage (30% max required, 34.5% proposed) and Side Yard Setbacks (minimum 5’ required on one side and 12.5” combined; 4’ 4/14” inches proposed).

**Workshop #2**

**133-135 Main Street, 48.8-6-43.**  Matthew Beachak, owner. James Hartford for River Architects. Convert existing first floor residential space to commercial space, replace existing masonry stoop and wood porch with single covered porch and convert second floor single residence to two apartments accessible via new rear steps. Variance required as per §134-9 for Lot Area (5,000 SF required, 4,356.6 proposed) and Lot Coverage (35% required, 43.8% provided).

**OLD BUSINESS**

**BOARD BUSINESS**

1. **ZBA Application Revision**
2. **Approval of Minutes January 18, 2024**
3. **Approval of Minutes December 21. 2023**

**ADJOURNMENT**

The public is invited to attend the hearing in person or by videoconference through the link on the Village Web site at **Boards & Committees > ZBA > Quick Links** or at

https://us06web.zoom.us/j/85445281819?pwd=OHZBRTRKQi9JRUgxRU1XVFZuWXRTQT09

Meeting ID: 854 4528 1819 Passcode: 630881

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