



VILLAGE OF COLD SPRING

85 MAIN STREET
COLD SPRING, NEW YORK 10516
PHONE (845) 265-3611 FAX (845) 265-1002

REFERRAL TO THE ZONING BOARD OF APPEALS AND HISTORIC DISTRICT REVIEW BOARD

REFERENCE NUMBER: 2024-02-003

DATE OF REFERRAL: February 6, 2024

OWNER: James Hartford & Juhee Lee-Hartford

ADDRESS: 5 Furnace Street, Cold Spring NY 10516

PHONE # 646-373-8517

TAX MAP # 48.8-6-34

APPLICANT: James Hartford & Juhee Lee-Hartford

ADDRESS: 5 Furnace Street, Cold Spring NY 10516

PHONE # 646-373-8517

LOCATION: 5 Furnace Street

PROJECT DESCRIPTION: Renovations including: enclose rear porch, 500 SF 2nd Floor addition, install all-electric mini-split heating & cooling system and replace existing front door. Property is located in the historic district and thus requires a Certificate of Appropriateness (COA) from the Historic District Review Board (HDRB) as per §64 of the Village Code.

Variances required by the Zoning Board of Appeals (ZBA) as per §134-7 for Lot Coverage (30% max required, 35.4% proposed) and Side Yard Setbacks (min 5' required on one side and 12.5' combined; 4' 4/14" proposed)

NOTICE: The issuance of a COA from the HDRB is not a Building Permit. A Permit from the Building Inspector **must be issued** before commencing any work.

Greg Wunner, Code Enforcement Officer



VILLAGE OF COLD SPRING

APPLICATION FOR PERMIT

January 1, 2015 (NO OLD APPLICATIONS WILL BE ACCEPTED)

Application is hereby made pursuant to the New York State Building Construction Code, the Zoning Laws of the Village of Cold Spring and the Cold Spring Village Code for a permit for:

New Building Alteration to Existing Premise Addition to Existing Premise Gas

Removal of Existing Fuel Tank Installation of New Fuel Tank Demolition of Existing Premise

Installation of Fireplace, Wood Stove, Pellet Stove or Fireplace Insert Site Work Plumbing

Other Swimming Pool Mechanical Equipment, Generator:

PROVIDE SPECIFIC DETAILS OF PROPOSED WORK IN # 5 BELOW

If a permit is granted, any work done thereunder will conform with the plans and specifications therefor submitted and with the layout &/or plot plan also herewith submitted and shall comply with all applicable laws, ordinances and regulations.

1. Owner: Juhee Lee-Hartford Phone #: 646-373-8517
 Address: 5 Furnace Street, Cold Spring, NY 10516
 E-Mail: jlh@riverarchitects.com

2. Applicant: same Phone #:
 Address:
 E-Mail:


3. Property Tax Map Number: 48.8-6-34

4. Location of Property (GIVE SUFFICIENT DETAILS TO PERMIT READY IDENTIFICATION)
Furnace Street south of Main Street on right hand side- house co-joined to #3 Furnace

5. The proposed use for which application is made:
 - Enclose back porch on 1st floor as mudroom/sunroom
 - Expand 2nd floor (~500 SF) to add a bedroom, a full bathroom, and closets
 - Install new all-electric mini-split heating and cooling system and ERV ventilation system at the second floor
 - Replace existing front door with new wood door - similar in appearance but energy efficient

6. LIST OF CONTRACTORS, PUTNAM COUNTY LICENSE & WORKER'S COMPENSATION DISABILITY INSURANCE FORMS MUST BE SUBMITTED BEFORE A BUILDING PERMIT WILL BE ISSUED.

State of New York, County of PUTNAM ss: JUHEE LEE-HARTFORD being duly sworn says: I have read the foregoing application; that the statements and representations made therein are true and correct to the best of my knowledge and belief and I am authorized by the Premise Owner to make this application.

 ROBERT ANTENUCCI
 NOTARY PUBLIC STATE OF NEW YORK
 DUTCHESS COUNTY
 LIC. #01AN6355365
 COMM. EXP. 03/06/2025 (Signature of Applicant or Agent)

Sworn to before me this 02 day of February, 2024
Notary Public, DUTCHESS County

For Office use only: Reference No.

2024-02-003

1
Pd. #150
#174
2/6/24 (Signature)

APPEAL APPLICATION

Appeal No. _____
Date _____

To the Zoning Board of Appeals, Village of Cold Spring, New York:

I (we) Juhee Lee-Hartford & James Hartford residing at
5 Furnace Street, Cold Spring, NY 10516 hereby appeal to the
Zoning Board of Appeals from the decision of the Village of Cold Spring Building
Inspector, on application for 2nd floor addition review
dated Feb. 2nd 20 24,
whereby the Building Inspector [] Granted [x] Denied

[x] a Building Permit [] Certificate of Occupancy

1. Location of the Property 5 Furnace Street, Cold Spring, NY 10516

2. Zoning District of Property R-O (Older Residential Neighborhoods)

3. Names and addresses of adjoining property owners: (Including those across
the street)

3 Furnace Street

6 Furnace Street

7 Furnace Street

8 Furnace Street

Backyard: _____

4. Provisions of the Village of Cold Spring Zoning Law involved. (Give article,
section, subsection and paragraph by number. Do not quote the ordinance):

Sidyard setback variance: Sections 34-19G and 134-6.J, Table 6B

5. Appeal is made for

[] An Interpretation of the Zoning Law or Map.

[] A Special Permit under the Zoning Law or Map.

[x] A Variance to the Zoning Ordinance or Map.

6. Previous appeal. (If there has been a previous appeal set forth the number
and date thereof, the relief sought and the decision thereon): NA

7. Reason for appeal. (Complete only that part, which relates to type of appeal checked above. Use extra sheets if needed):

a. INTERPRETATION of the Village of Cold Spring Zoning Law or map is requested.

(1) The reason the interpretation is sought is:

(2) An exact statement of the interpretation claimed is:

b. A SPECIAL PERMIT is requested.

(1) The reason the permit is sought:

(2) An exact statement of the use for which the permit is sought:

(3) The facts showing the use is one permitted as a "special use" by the law and the ability of the applicant to comply with the conditions laid down in the law for the grant of a special use permit.

c. VARIANCE to the Village of Cold Spring Zoning Law is requested:

1. An exact statement of the details of the variance sought is:

Sections 34-19G and 134-6.J, Table 6B

We would like to add a 2nd floor addition similar to our neighbor's at 3 Furnace Street and add continuous insulation on the exterior side of exterior framing. This bumps out the SW corner of the addition into the sideyard setback by x". This minor encroachment doesn't seem to be a major impact on bulk or height characteristic of the R-O district.

2. The grounds on which the claimed variance should be granted are: Existing precedence

Signature: James Hartford + James Hartford
Date: 2/2/2024

Please obtain from the Village Clerk at the Village Office, Cold Spring, New York, a copy of the Zoning Law and Zoning Map and review it before submitting the application and before presenting evidence at the hearing. Be prepared to present facts showing the reasons why the Zoning Board of Appeals should grant the application you are making.



STATE OF NEW YORK
PUTNAM COUNTY

I, Michael C. Bartolotti, Clerk of the County of Putnam of the County Court of said County and of the Supreme Court, both being courts of Record having a common seal, DO HEREBY CERTIFY that I have compared this copy with the original

DESCRIPTION: DEED
DATE: 07/20/2006
BOOK/PAGE: 1749 / 163

filed, recorded, or entered in this office and that the same is a correct transcript thereof and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County and Courts on

Date: February 2nd, 2024

No. of Pages 4

A handwritten signature in black ink, appearing to be "M. C. Bartolotti", written over a horizontal line.

Michael C. Bartolotti
Putnam County Clerk

By: JB



PUTNAM COUNTY RECORDING PAGE PAGE 1 OF RECORDED DOCUMENT



DOCUMENT # 1502078 DEED

RETT: 3043 \$1,100.00 CONSIDERATION: \$275,000.00

07/20/2006 02:51:36 P.M. RECEIPT: 12701 FEE: \$124.00 DENNIS J. SANT PUTNAM COUNTY CLERK LIBER: 1749 PAGE: 163

RECORD & RETURN TO:

RESERVE FOR RECORDING INFORMATION TYPE OR PRINT

North American 6259 Rt 31 Cicero NY 13039

GRANTOR/MORTGAGOR James Hartford Julie Lee Hartford

DO NOT WRITE BELOW THIS LINE

DEED [X] MTG [] SAT [] ASMT [] CEM [] POA [] ESE [] OTHER []

Table with columns: RECORDING FEES, # OF PAGES. Rows include EDP FEE (10.00), RCD FEE (9.00), STAT CHG (5.00), REC MGMT (20.00), CROSS REF, and TOTAL (44.00).

1 + 3 = 4 C/R

MORTGAGE/DEED TAX DISTRICTS: TOWN OF CARMEL, TOWN OF KENT, TOWN OF PATTERSON, TOWN OF PHILIPSTOWN, TOWN OF PUTNAM VALLEY, TOWN OF SOUTHEAST, APPORTIONMENT MORTGAGE

MORTGAGE TYPES: A COMMERCIAL/VACANT LAND, B 1-2 FAMILY, C UNDER \$10,000.00, J CREDIT UNION/ PERSONAL MTG, E 3-6 UNITS, N EXEMPT

() MTA FILED \$5.00 (X) EAR \$75.00 () EAC \$165.00

RESERVE FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO §315 REAL PROPERTY LAW

Dennis J. Sant

DENNIS J. SANT PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THE INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 11 day of July, 2006
BETWEEN

Gina Bodelsen and Panfilo Federico, residing at 22 Richard Rd., Mahopac, NY 10541

party of the first part, and

James Hartford and Juhee Lee-Hartford, residing at 2 Kemble Ave., Cold Springs NY 10516

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL, that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the

See Schedule "A" attached hereto

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any street and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


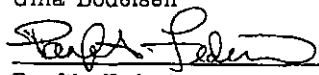
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written

IN PRESENCE OF:


Gina Bodelsen

Panfilo Federico

Commitment # NAM-06-1268

SCHEDULE "A"

RE: 5 Furnace Street; Cold Spring, NY 10516

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Village of Cold Spring, Town of Philipstown, County of Putnam and State of New York, which is more particularly bounded and described on Schedule "A" which is annexed hereto and made a part hereof.

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Village of Cold Spring, Town of Philipstown, County of Putnam and State of New York, bounded and described as follows:

BEGINNING in front on the westerly side of Furnace Street at the Centre of a Double House or two tenements built together with party wall, of which the Southerly lot now (July 30th, 1850) in the possession of said James Ritchie is hereby conveyed;

THENCE Southwesterly but more westerly on a line parallel with the line of the Presbyterian Parsonage as leased by S. Gouverneur and wife, deceased, sixty-seven feet;

THENCE Southeasterly in a line at right angles with Main Street Twenty-seven (27) feet more or less to the Northerly side of line of said Parsonage lot;

THENCE Northeasterly along side of leased lot, one hundred and seventy (170) feet more or less, to the westerly side of Furnace Street;

THENCE Westerly along the side of Furnace Street in range with front of said Double House, twenty-five (25) feet, eight inches, more or less, to the place of beginning.

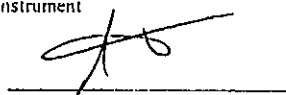
S/B/L: 48.8-6-34

James

(Acknowledgment taken in New York State)
State of New York, County of

} ss.:

On the 11 day of July, 2006, before me, the undersigned, personally came Gina Bodelsen and Panfilo Federico personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged that he executed the same in his/her/their capacity(ies), and by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument



LEE WAGNER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01WA6047676
QUALIFIED IN WESTCHESTER COUNTY
TERM EXPIRES SEPT. 05, 20 06

(Acknowledgment taken in New York State)
State of New York, County of

} ss.:

On the day of , 2006, before me, the undersigned, personally came

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged that he executed the same in his/her/their capacity(ies), and by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

(Acknowledgment by Individual taken outside New York State)

*State of County of } ss.:
* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the day of , 200 , before me, the undersigned, personally came

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged that he executed the same in his/her/their capacity(ies), and by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument and that such individual made such appearance before the undersigned in the

↗ (add the city or political subdivision and the state or country or other place the acknowledgment was taken)

(Acknowledgment by Corporation taken outside New York State)

*State of County of } ss.:
* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the day of , 200 , before me personally came to me known, who being by me duly sworn, did depose and say that he resides at that he is the of the corporation described in and which executed the foregoing instrument; that by order of the Board of Directors of said corporation he signed h name.

PREMISES

Warranty and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.
Gina Bodelsen and Panfilo Federico

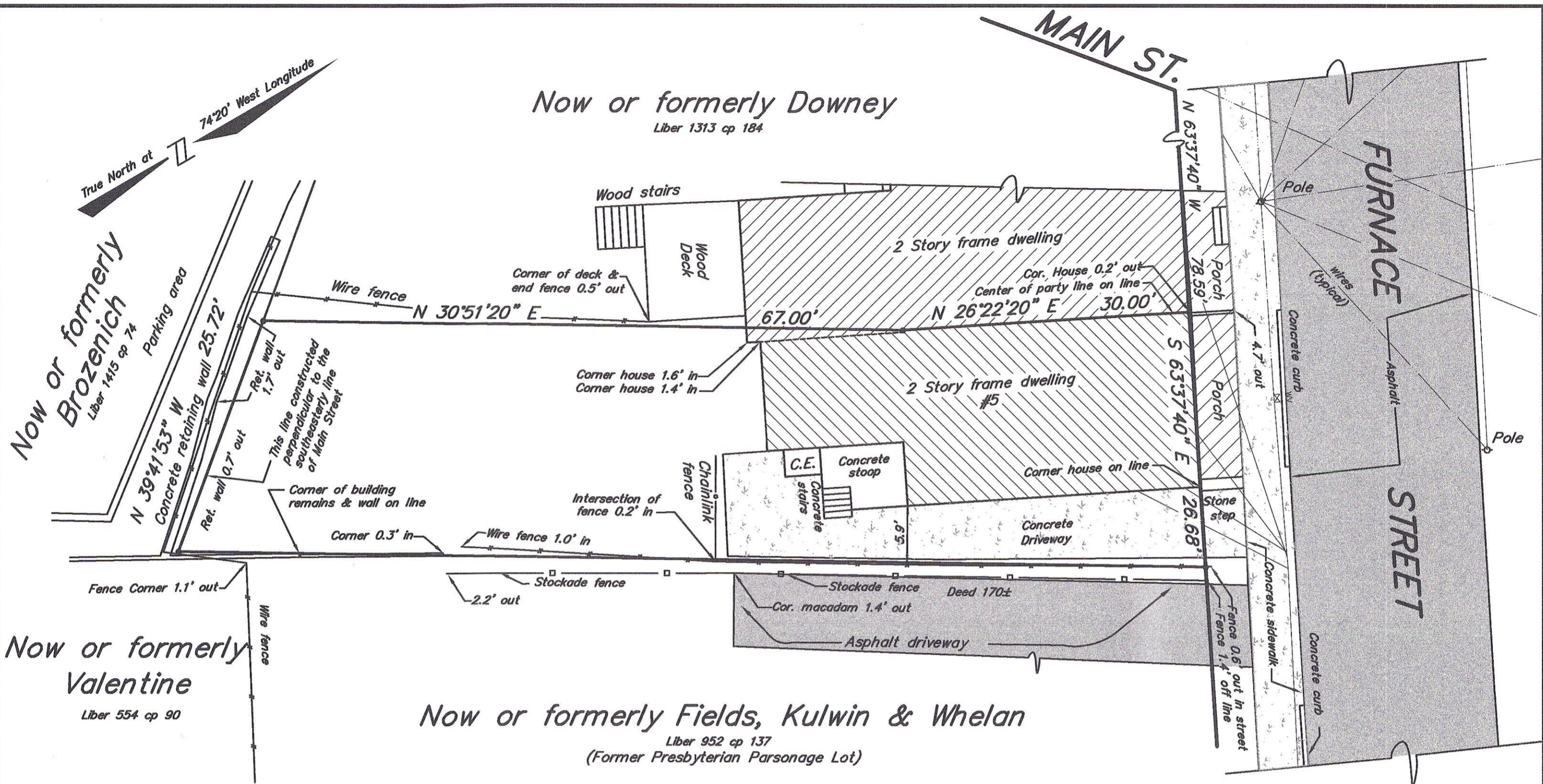
TO
James Hartford and Juhee Lee Hartford

Section 48.8
Block 6
Lot 34
County/Town Putnam/Philipstown, Village/Cold Spring
Address: 6 Furnace St., Cold Spring NY
10518

RETURN BY MAIL TO:

Karla Olivier, Esq
1852 Flatbush Ave
Brooklyn, NY 11210

RESERVED THIS SPACE FOR USE OF RECORDING OFFICE



Area = 2,517 sq. ft.

Notes

1. COPYRIGHT "1999, 2006" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a survey map prepared by a licensed land surveyor is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are neither visible during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with competent title examiners.
6. This survey is of property described in the Putnam County Clerk's Liber 1428 of deeds at page 79 (Boldelsen to Boldelsen & Federico).

This map was prepared for the exclusive use of and is certified only to:

JUHEE LEE HARTFORD
JAMES P. HARTFORD

STEWART TITLE INSURANCE COMPANY
but only for use in connection with their Title No. NAM 06-1268

WELLS FARGO BANK NA
its successors and/or assigns, but only as their interest may appear in a 2006 mortgage to it by Juhee Lee Hartford and James P. Hartford.

SURVEY OF PROPERTY
PREPARED FOR

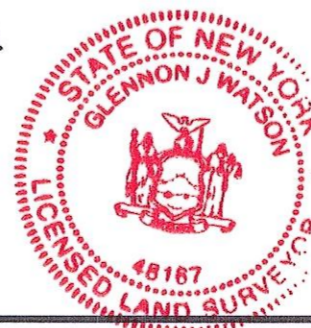
JUHEE LEE HARTFORD
AND
JAMES P. HARTFORD

SITUATE IN THE
VILLAGE OF COLD SPRING, TOWN OF PHILIPSTOWN
PUTNAM COUNTY
NEW YORK

SCALE 1 in. = 10 ft. AUGUST 9, 1999

We hereby certify that the survey shown hereon was completed by us on August 9, 1999, that this map was completed on September 30, 1999, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by The New York State Association of Professional Land Surveyors, Inc. Brought to date on June 23, 2006

BADEY & WATSON, Surveying & Engineering, P.C.
3063 Route 9 (914) 265-9217
Cold Spring, New York 10516 828-1800
739-3577
(914) 265-4428 (Fax) (877) 314-1593

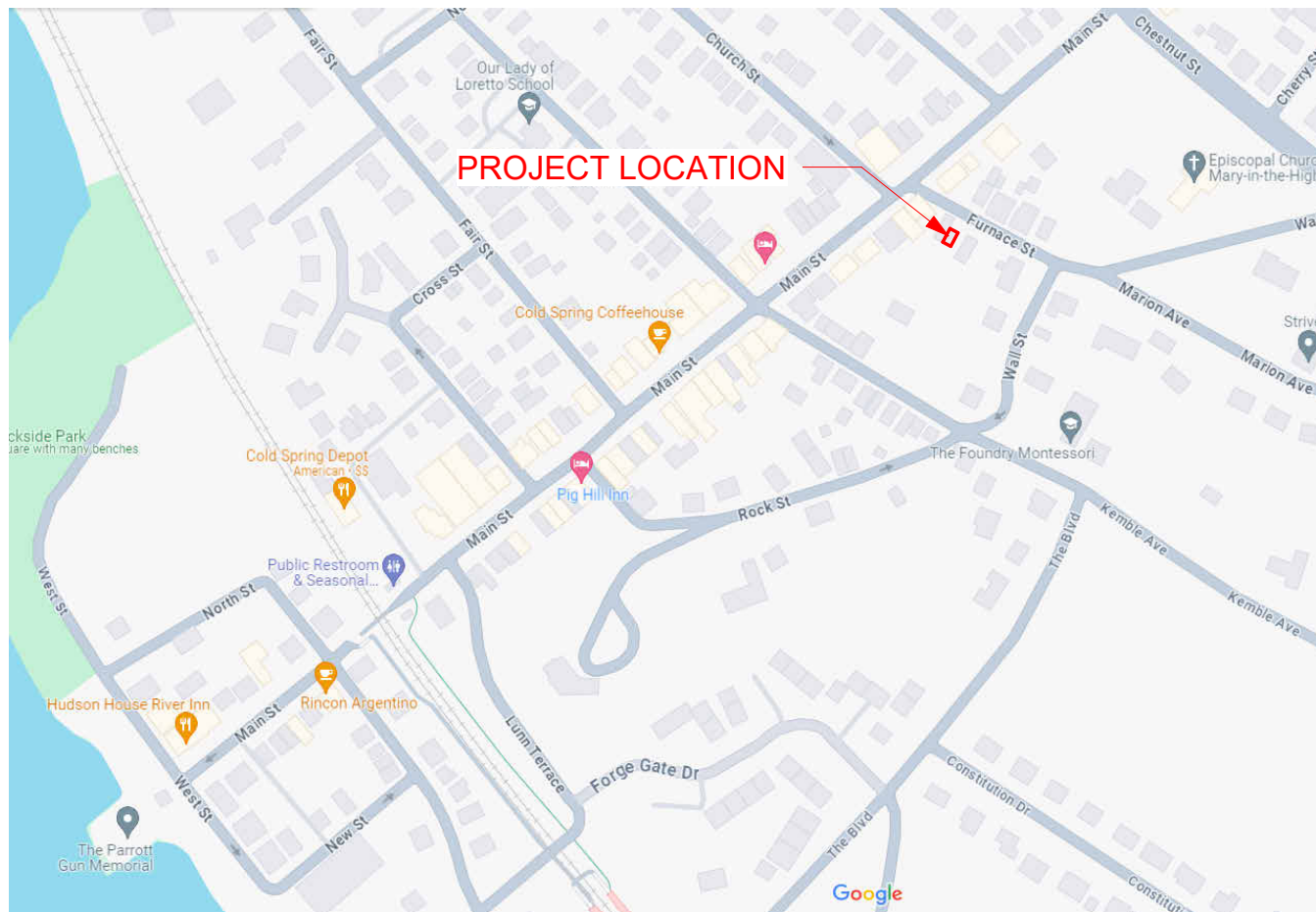


BADEY & WATSON
SURVEYING & ENGINEERING, P.C.
by *Glennon J. Watson*
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 48167

DRAWING LIST-ZBA

Sheet Number	Sheet Name
ZBA-01	TITLE SHEET
ZBA-02	SITE PLAN
ZBA-03	EXISTING FIRST FLOOR PLAN
ZBA-04	EXISTING SECOND FLOOR PLAN
ZBA-05	EXISTING ROOF PLAN
ZBA-06	EXISTING SOUTH ELEVATION
ZBA-07	EXISTING EAST ELEVATION
ZBA-08	EXISTING WEST ELEVATION
ZBA-09	PROPOSED FIRST FLOOR PLAN
ZBA-10	PROPOSED SECOND FLOOR PLAN
ZBA-11	PROPOSED ROOF PLAN
ZBA-12	PROPOSED SOUTH ELEVATION
ZBA-13	PROPOSED EAST ELEVATION
ZBA-14	PROPOSED WEST ELEVATION

TAX LOT #: 48.8-6-34

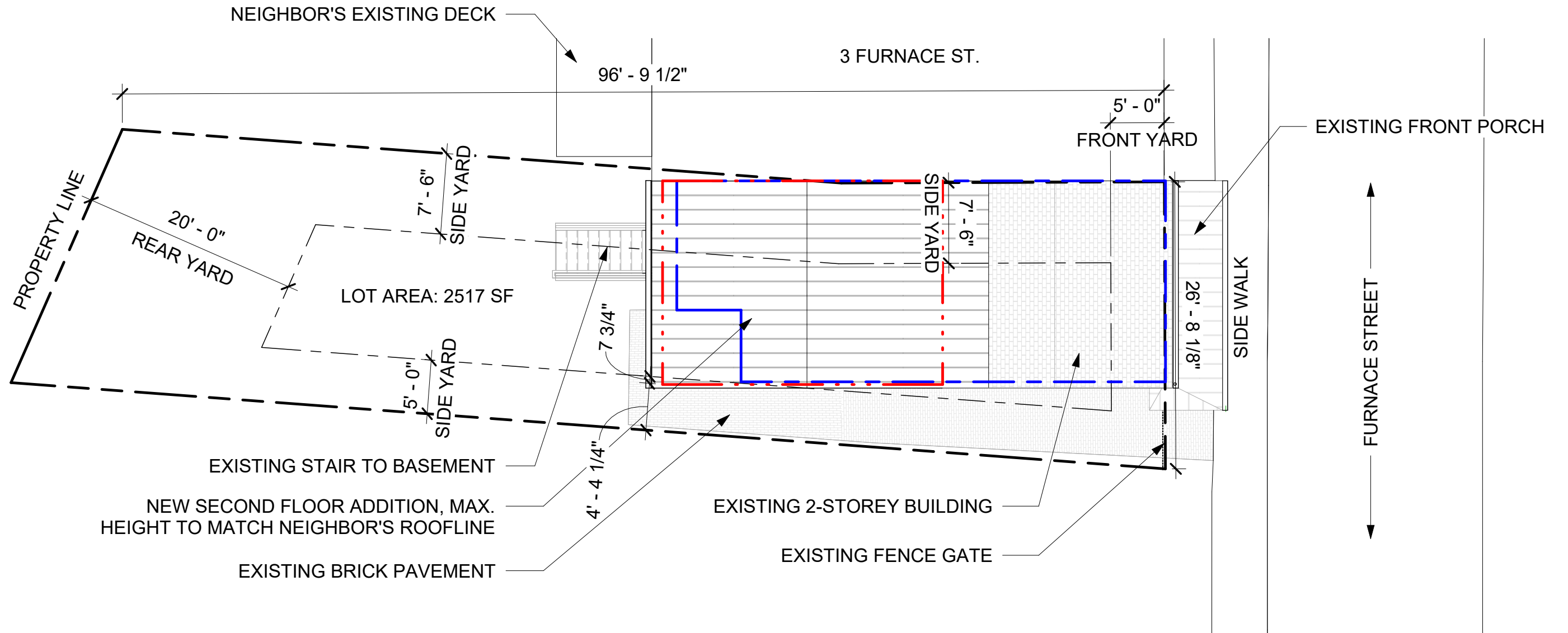


ZONING CONFORMANCE CHART

ZONE: R-O - OLDER RESIDENTIAL NEIGHBORHOODS			
	REQUIRED	ACTUAL	CONFORMANCE
MIN LOT AREA (SQUARE FEET)	4000 SF	2517 SF	EXISTING NONCONFORMS
MIN FRONT YARD SETBACK (FEET)	5'	0'	EXISTING NONCONFORMS
MIN SIDE YARD SETBACK (FEET)	5'	4'-4 1/4"	NONCONFORMS
MIN SIDE YARD SETBACKS COMBINED (FEET)	12.5'	4'-4 1/4"	NONCONFORMS
MIN REAR YARD SETBACK (FEET)	20'	49'-2 1/2"	CONFORMS
MIN LOT WIDTH (FEET)	45'	26'-8 1/8"	EXISTING NONCONFORMS
MIN LOT DEPTH (FEET)	80'	96'-9 1/2"	CONFORMS
MAX BUILDING STORIES	2-1/2	2	CONFORMS
MAX BUILDING HEIGHT (FEET)	35'	24'-4 1/2"	CONFORMS
MAX BUILDING COVERAGE	30%	35.4%	EXISTING NONCONFORMS

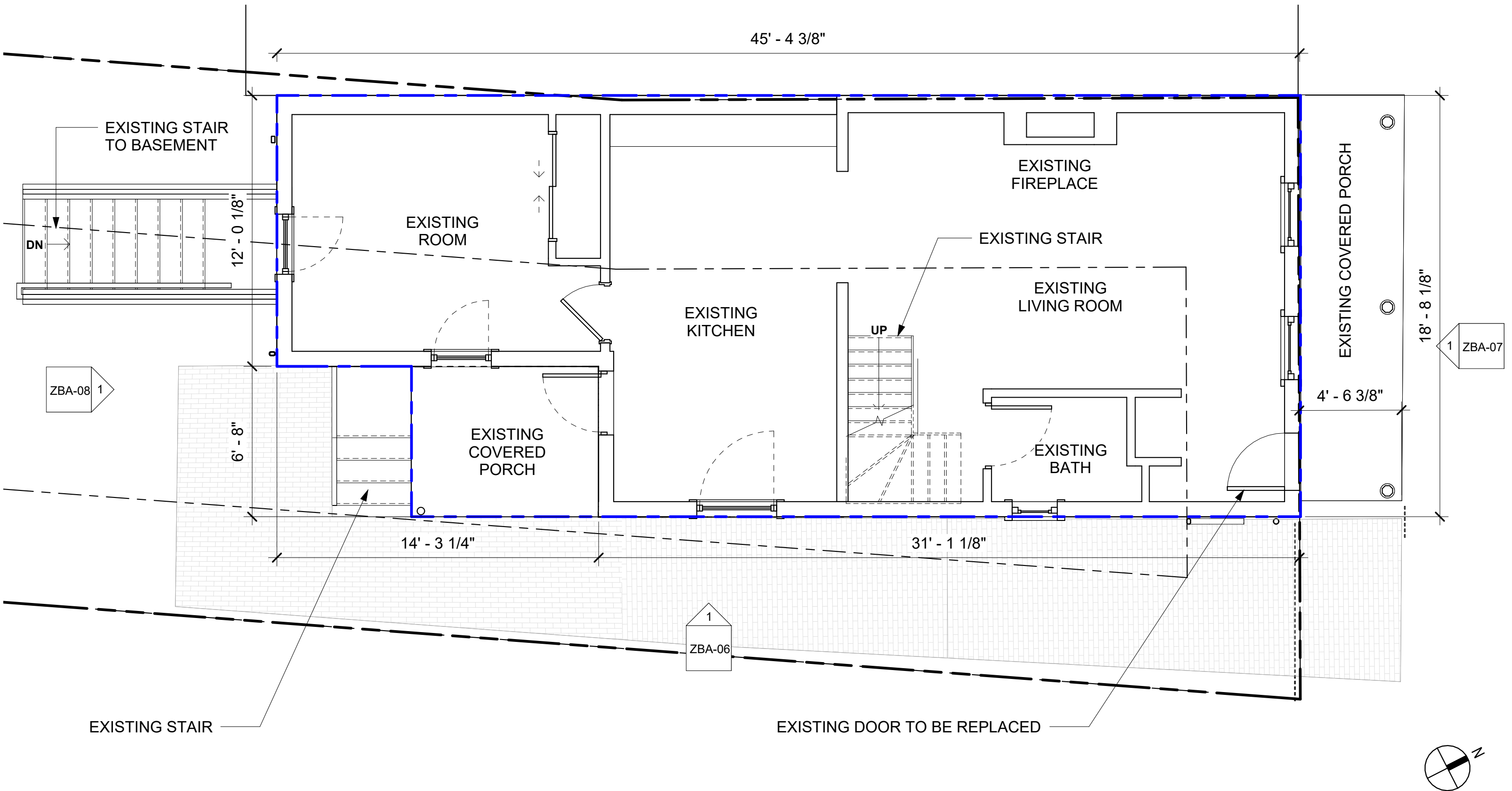
BUILDING COVERAGE / LOT AREA = 892 SF / 2517 SF = 35.44%

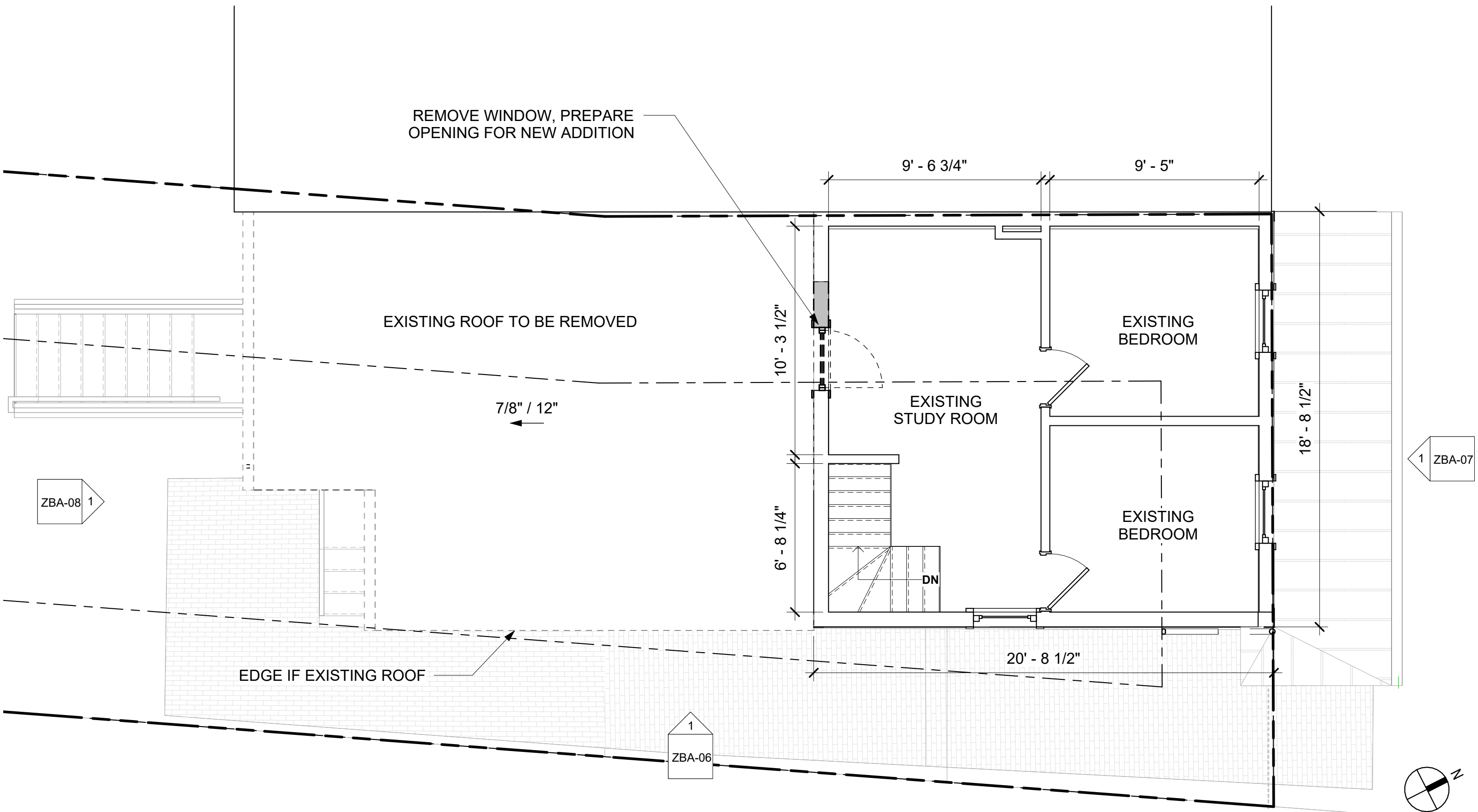
REFER PROPERTY LINE TO SURVEY



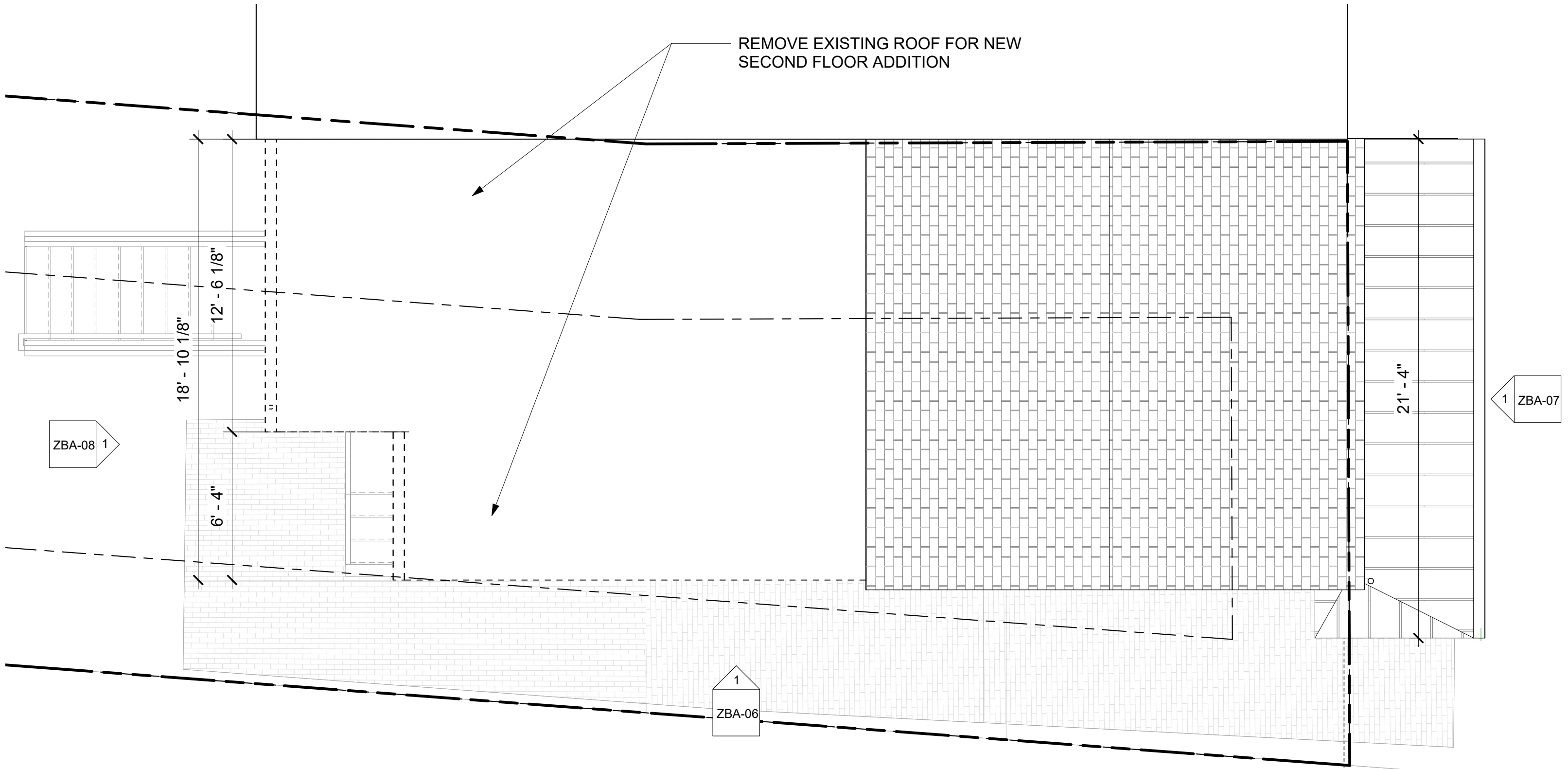
- PROPOSED BUILDING ADDITION
- EXISTING BUILDING FOOTPRINT

TAX LOT #: 48.8-6-34





REMOVE EXISTING ROOF FOR NEW
SECOND FLOOR ADDITION



ZBA-08 1

18' - 10 1/8"

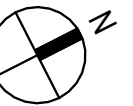
12' - 6 1/8"

6' - 4"

21' - 4"

1 ZBA-07

1
ZBA-06



REMOVE EXISTING ROOF FOR
SECOND FLOOR ADDITION

ROOF
19' - 11"

22' - 11"

SECOND FLOOR
9' - 0"

FIRST FLOOR
0' - 0"

AVG. GRADE
-3' - 0"

14' - 3 1/4"

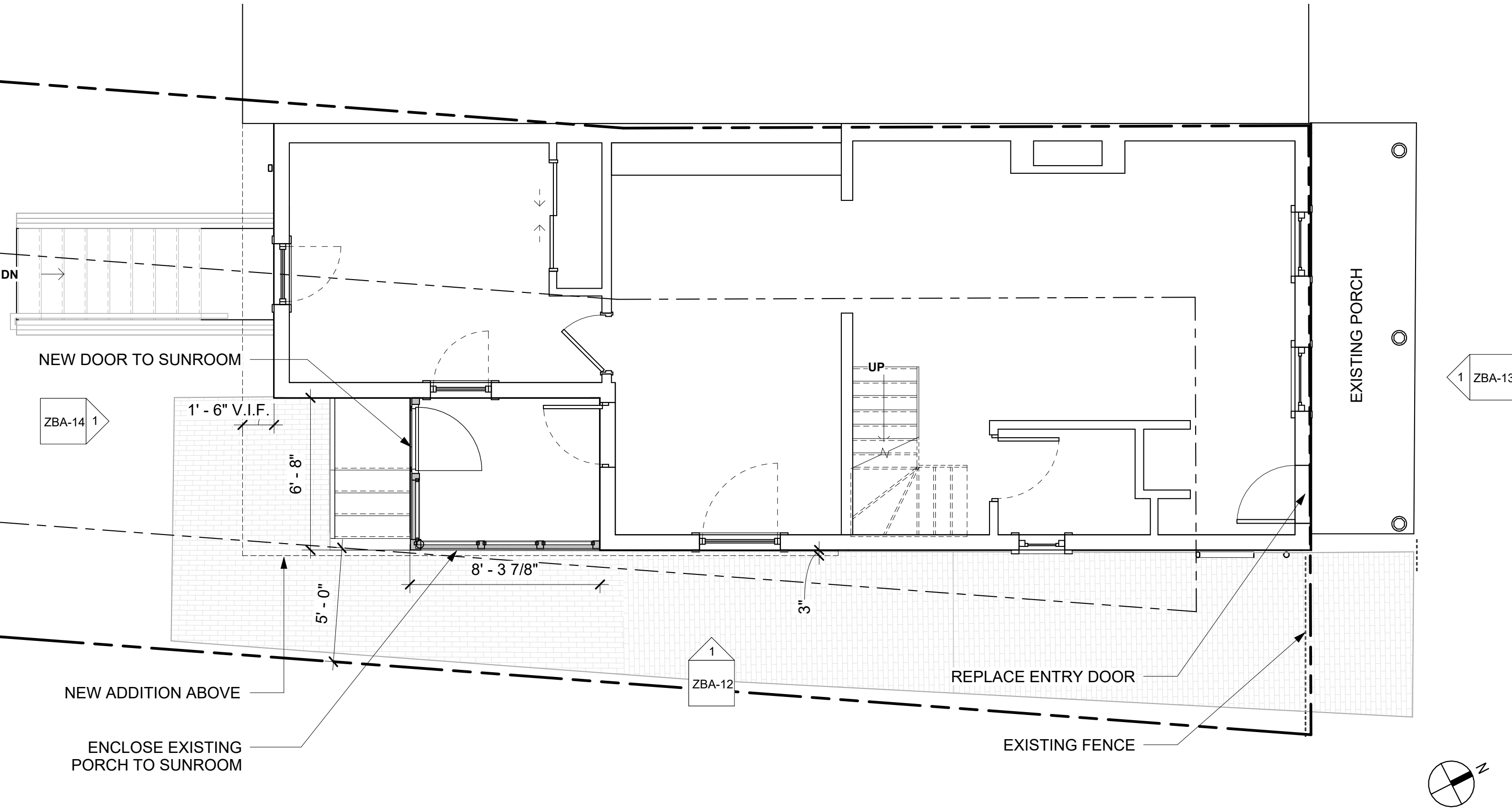
10' - 5 7/8"

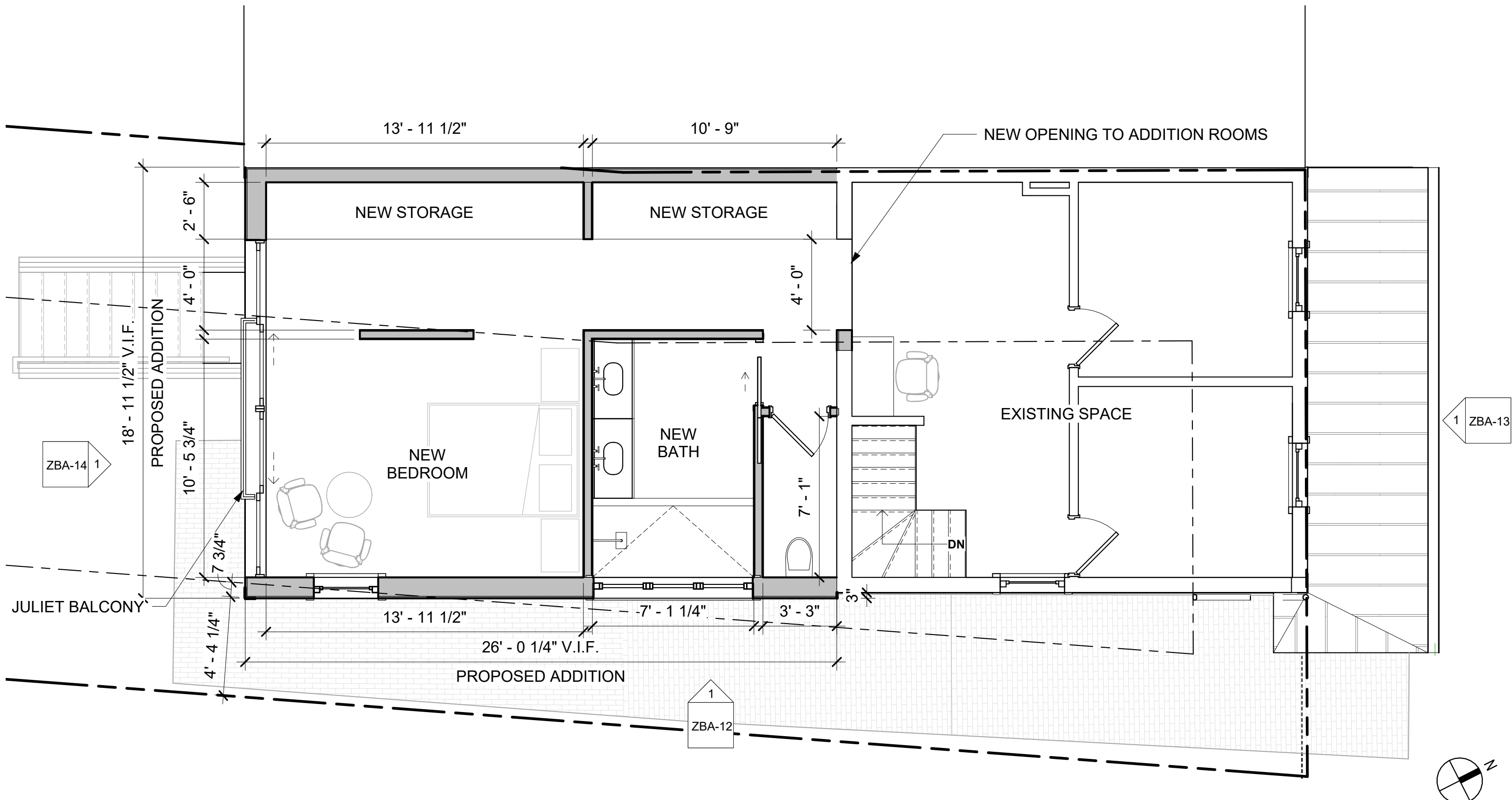
20' - 7 1/4"

BASEMENT FLOOR
-7' - 6"





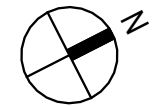


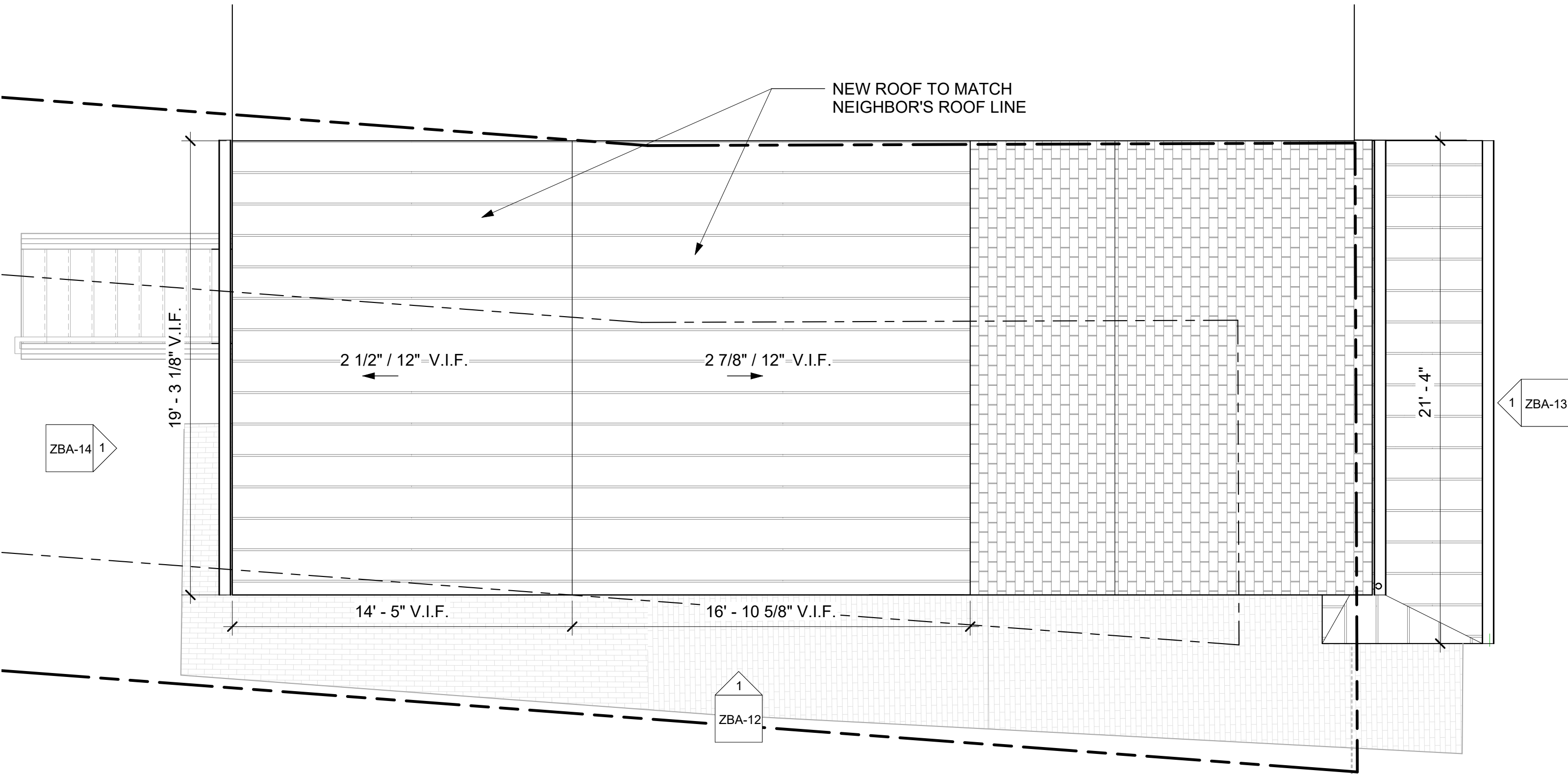


ZBA-14 1

1 ZBA-13

1
ZBA-12

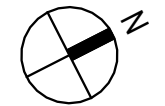




ZBA-14 1

1 ZBA-13

1
ZBA-12



ELEVATION DESIGN IN PROGRESS

NEW SECOND FLOOR ADDITION, HEIGHT TO MATCH NEIGHBOR'S ROOFLINE

NEW HIGH PERFORMANCE WINDOWS TO MATCH EXISTING WINDOW STYLE

ROOF
19'-11"

SECOND FLOOR
9'-0"

FIRST FLOOR
0'-0"

AVG. GRADE
-3'-0"

ENCLOSE EXISTING PORCH FOR NEW SUNROOM, LOWER PANEL TO MATCH EXISTING FRONT PORCH

EXISTING BASEMENT CLERESTORY WINDOWS

24'-4 1/4" V.I.F.

1'-6" V.I.F.



