

**Village of Cold Spring Zoning Board of Appeals
85 Main Street, Cold Spring New York 10516**

Workshop Meeting

The Village of Cold Spring Zoning Board of Appeals held a workshop meeting on March 21, 2019 at 7:30pm at the Village Hall, 85 Main St.

Attending were board members: Aaron Wolfe, chair, John Martin, Donald MacDonald and Eric Wirth. Grace Lo was absent.

CALL TO ORDER: A. Wolfe called the meeting to order at 7:30pm and made introductory remarks noting that the purpose of the meeting was to conduct a workshop for 191 Main St.

191 Main St. Application for a proposed shed in the front and side yard setbacks. The proposed shed is at the end of a driveway on Chestnut St., across from St. Mary's lawn.

Applicant presented site plan, survey and shed design cut sheet. He noted that:

- Shed is a 10'x14' A-frame structure with a metal roof
- Shed is prefabricated for delivery to site completely assembled
- Existing shed is to be removed

Board Discussion

During the Board's discussion about application status ahead of a public hearing it was noted that:

- The design plan should include all dimensions
- The application only requires front and side yard variances
- All application documents should indicate a 27% lot coverage (for proposed shed)
- Applicant to provide Google map to provide neighborhood context (for the public hearing)
- Applicant to show calculations demonstrating that the proposed shed will not increase lot coverage beyond the code maximum of 30%
- Applicant to update conformance charts with front and side yard setbacks
- Adjacent properties to be noticed ahead of public meeting were identified
- Public hearing is scheduled for 4-4-19

MINUTES

J. Martin made a motion to adopt the 2/17/19 minutes. A. Wolfe seconded and the motion passed 3-0. (D. MacDonald had left the meeting at this point.)

BOARD BUSINESS

A. Wolfe noted that the next workshop will include the property at 21 Parsonage St., where a "merged" lot is presenting many zoning issues. Applicant wishes to build a "small house" on the property. The

Planning Board has met with the applicant and expressed concern about setting a precedent if the merged lot is un-merged.

A. Wolfe suggested it would benefit the board to review past applications to understand the results of past ZBA actions.

ADJOURNMENT

J. Martin made a motion to adjourn the meeting. E. Wirth seconded and the meeting was adjourned at 8:30pm.

Submitted by M. Mell



Aaron Wolfe, Zoning Board of Appeals Chair

4/4/2019

Date