

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

**February 18, 2021**

The Village of Cold Spring Zoning Board of Appeals met via video conference pursuant to Executive Order 202.1 on February 18, 2021 at 7:30 pm. Attending were the chair, Eric Wirth, and board members Laura Bozzi and John Martin. Heath Salit was absent.

**PUBLIC HEARING**

**212 Main Street. Continuation of the hearing on an application to add a story to an accessory building. Tania Drinnon is the property owner. Roger Hoffmann is the architect.**

E. Wirth read a letter from Gordon Robertson (220 Main St) voicing support for the application.

Discussion continued about whether the proposed story qualified as a half story. It was noted that:

- The architect has revised the drawings per comments from the last meeting, calling out all dimensions, reducing the overhang from 12" to 9" and including a finished ceiling for the second floor at 6'-11.5".
- The definition of a half story appears in §134-2 (p. 13411) of the village zoning code.
- In the past the ZBA has used a "box" diagram (described by J. Martin) to determine whether a proposal complies with the code provision.
- Code requires that a modification to a preexisting nonconforming structure may not increase the nonconformity (§134-19H). The application requires a variance to this code provision.
- E. Wirth made a motion to adjourn the public hearing until 3-4-2021. L. Bozzi seconded and the motion passed unanimously.

**WORKSHOP**

**12 Benedict Road. Informational session requested by property owners prior to submission of a building permit application. Jeff and Ana Silverlinck are the home owners. Lara Shihab-Eldin is the designer.**

Homeowners would like to build a second story to increase living space for extended family. A 3-4' front yard variance would be required. During the discussion it was noted that:

- Homeowners would like to proceed with construction as soon as possible.
- An immediate neighbor was granted a variance for a similar condition. *ZBA responded that each application is unique and the factors that lead to a variance for one property, no matter how similar, do not act as a precedent or guarantee.*
- Homeowners are in the process of preparing a site plan.
- ZBA can't comment specifically on any aspect of the project until the building permit application has been made and referred to the ZBA.

ZBA described the process and sequence of events the homeowners are expected to follow.

**MINUTES**

J. Martin made a motion to adopt the 2-4-2021 minutes as amended. E. Wirth seconded, and the motion passed unanimously.

**ADJOURNMENT**

E. Wirth made a motion to adjourn. L. Bozzi seconded, and the motion passed unanimously at 9:24 pm.

Submitted by M. Mell

A handwritten signature in black ink that reads "Eric Wirth". The signature is written in a cursive, slightly slanted style.

Eric Wirth, Zoning Board of Appeals Chair  
Dated: March 4, 2021