

**Village of Cold Spring
Zoning Board of Appeals
85 Main Street, Cold Spring, N.Y. 10516**

**Thursday, May 6, 2021
Meeting Minutes**

The Village of Cold Spring Zoning Board of Appeals held a meeting via video conference pursuant to Executive Order 202.1 on Thursday, May 6, 2021. Members present: Chair Eric Wirth, John Martin, and Heath Salit. Absent were members Laura Bozzi and Marianne Remy. The meeting was called to order at 7:31 pm.

Public Hearing for 17 Parsonage Street (49.5-2-58)

Homeowners Marc and Marissa Boisvert seeking area variances for front and side yard setbacks to allow construction of an addition to the front of the existing house.

E. Wirth noted that this is a Type II action under SEQRA. Certified Mail receipts and Sign Affidavit were submitted.

Applicants presented an overview of the proposed addition including:

- Photos of surroundings and renderings of proposed addition.
- There is no room on the sides of the house for an addition.
- Current utilization of the backyard and the placement of the kitchen at the rear limits expansion there.
- Identification of other homes in the neighborhood that have similar setbacks as the one requested by the applicant.
- Drainage will be directed to the street (away from neighbors and backyard)

E. Wirth clarified the variances needed in response to written comments submitted:

- Lot Width. Current width is 35'. The lot is pre-existing non-conforming, and there is no increase in the nonconformity of this dimension. Thus, per §134-19.H no variance regarding the lot width is required.
- Total Lot Coverage. Maximum 30% allowed.
 - Lot coverage cannot be calculated until measurements for the porch are included on site plan.
 - J. Martin commented that the Total Lot Coverage needs to be confirmed and included as part of the record.

J. Martin inquired if other homes in the community have similar front yard setbacks as being requested, and, if granted, will the house fit in with others in the area.

Public Comments

Charlotte Brooks – 20 Parsonage Street - supports the proposed addition.

Aaron Wolfe – 24 Parsonage Street - supports the proposed addition.

E. Wirth read written comments submitted by Carolyn Bachan of 24 Parrott Street. She is opposed to the application and asks the ZBA to reject it for several reasons, including:

- Lot width. See previous comments.
- Submitted survey does not include alterations/additions undertaken in 2017.

Discussion ensued regarding the benefits of the project to the applicant versus the impact to the neighborhood.

J. Martin made a motion to leave the Public Hearing open until May 20, 2021. H. Salit seconded, and the motion passed by a vote of 3-0-2-0 (L. Bozzi and M. Remy absent).

E. Wirth instructed the applicants to submit total lot coverage calculations to the ZBA prior to the 5/20 meeting

Board Business

17 Marion Avenue

The Board reviewed a draft of the ZBA resolution denying requested variance. J. Martin made a motion to approve the Resolution as amended. H. Salit seconded and the motion passed by a vote of 3-0-2-0 (L. Bozzi and M. Remy absent).

Minutes of 4-15-2021 Meeting

Minutes from the April 15, 2021, meeting were approved as amended by a vote of 3-0-2-0 (L. Bozzi and M. Remy absent).

Adjournment

J. Martin made a motion to adjourn the meeting. E. Wirth seconded, and the motion passed by a vote of 3-0-2-0.

Meeting adjourned at 8:57pm.

Submitted by: Jeff Vidakovich

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

Eric Wirth

Zoning Board of Appeals Chair

Dated: May 20, 2021