

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

**Thursday, May 20, 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 20, 2021. Members present: Chair Eric Wirth, John Martin, Laura Bozzi, Heath Salit, and Marianne Remy. The meeting was called to order at 7:33 pm.

Continuance of 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.

M. Remy and L. Bozzi, who were not present at the 5-6-21 meeting, stated that they had watched the video of that meeting and were caught up and ready to participate in the continued review of the application. L. Bozzi asked the applicants for a recap of their reasoning for the requested variances.

E. Wirth read into the record additional written public comment received in support of the application as submitted by William Mazzuca, 22 Parrott Street.

E. Wirth noted that the applicants submitted an updated Zoning Conformance Chart as requested at the 5-6-21 meeting showing the Total Lot Coverage will be 28.5% and meets the requirements of the code for an R1 District.

E. Wirth made a motion to close the public hearing. H. Salit seconded, and it passed by a vote of 5-0-0-0.

The Board discussed the application, and the following points were brought up:

- H. Salit commented that the public support shown for the application speaks to its benefits to the community.
- J. Martin agreed but believes that if the front yard variance is granted it will bring the house very close to the property line, unlike most of the homes in the neighborhood, which can be viewed as a detriment.
- E. Wirth questioned as to what degree does neighborhood consistency factor into the Board's decision.
- M. Remy stated that cohesion and consistency are not characteristics of this neighborhood.

The Board discussed and weighed the five factors as they applied to the application. E. Wirth made a motion to approve the application as presented. J. Martin seconded the motion, and it passed by a vote of 5-0-0-0.

New Business

Workshop for 12 Benedict Road (49.9-1-31)

Homeowners A. Silverlinck and J. Silverstein seeking an area variance for an addition to their residence. Lara Eldin, architectural designer, in attendance with the homeowners. The addition will require a variance for front yard setback. E. Wirth noted that an additional variance for lot coverage will be required if the applicants are seeking to increase (from 33% to 37%) the existing non-conformity. L. Eldin will confirm and update Zoning Conformance Table as needed.

J. Martin inquired if the “bump out” will extend over the side of the building? L. Eldin will confirm dimensions of “bump out” from garage walls to the upper story. E. Wirth and J. Martin noted that that Village Code is ambiguous on the issue of whether the “bump out” segment is calculated into the bulk dimensions.

E. Wirth said that notifications need to be sent to additional neighbors and adjoining properties, specifically 13 Benedict Road and 59 Chestnut Street.

E. Wirth made a motion to conduct the Public Hearing on June 3, 2021. H. Salit seconded the motion, and it passed by a vote of 5-0-0-0.

Board Business

Minutes from the May 6, 2021, meeting were approved as amended by a vote of 3-0-2-0 (L. Bozzi and M. Remy abstained).

Adjournment

J. Martin made a motion to adjourn the meeting. E. Wirth seconded, and the motion passed by a vote of 5-0-0-0.

Meeting adjourned at 9:56 p.m.

Submitted by: Jeff Vidakovich



Eric Wirth

Zoning Board of Appeals Chair

Dated: June 3, 2021