

**Village of Cold Spring  
Zoning Board of Appeals  
Thursday, August 5, 2021  
Meeting Minutes**

The Village of Cold Spring Zoning Board of Appeals held a meeting on Thursday, August 5, 2021. Members present: Chair Eric Wirth, Laura Bozzi, Heath Salit, and Marianne Remy. John Martin was absent. The meeting was called to order at 7:34 p.m.

**Workshop for 10 B Street (48.8-4-50)**

Owner Donald MacDonald seeking an area variance for a proposed screened porch that would extend into the side yard.

D. MacDonald presented his application for an area variance for the side yard setback in a lot less than 60 feet wide, as per §134-17.E. The section refers to a lot "proposed for use as a one-family residence." E. Wirth noted that during his time on the ZBA, the board always interpreted the section as applying to developed lots as well as undeveloped ones where a residence is proposed. The applicant (former member and chair of Planning and Zoning Boards) explained that in the 1990s the village attorney, Stephen Gaba, advised the board that application of the clause should not be limited to lots where a residence is proposed.

Applicant presented a list of neighbors to be contacted. E. Wirth instructed the applicant to submit digital copies of the deed and property survey and a corrected application form (the wrong chapter number was listed).

M. Remy made a motion to proceed to a Public Hearing on August 19. H. Salit seconded the motion, and it passed by a vote of 4-0-0-1 (J. Martin absent).

**Board Business**

The Board reviewed a draft of the resolution for 12 Constitution Drive. E. Wirth made a motion to adopt the resolution as presented. M. Remy seconded the motion, and it passed by a vote of 3-0-1-1 (L. Bozzi abstained, J. Martin absent).

M. Remy made a motion to accept the minutes from June 17, 2021, as amended. H. Salit seconded the motion, and it passed by a vote of 3-0-1-1 (L. Bozzi abstained, J. Martin absent).

**Adjournment**

E. Wirth made a motion to adjourn the meeting. L. Bozzi seconded, and the motion passed unanimously. Meeting adjourned at 8:10 p.m.

Submitted by: Jeff Vidakovich

  
Eric Wirth  
Zoning Board of Appeals Chair  
Dated: August 19, 2021