

**Village of Cold Spring Zoning Board of Appeals**  
**Thursday, September 2, 2021**  
**Meeting Minutes**

The Village of Cold Spring Zoning Board of Appeals held a meeting at Village Hall, 85 Main Street, on Thursday, September 2, 2021. Members present: Chair Eric Wirth, Laura Bozzi, John Martin, and Heath Salit. Marianne Remy was absent. The meeting was called to order at 7:32 pm.

**Opening Comments**

Board Chair E. Wirth stated that consideration of a public hearing for 3 High Street was being added to the agenda.

**Workshop for 15 Orchard Street (48.8-4-42)**

Homeowner Megan Shea and architect Madeleine Sanchez present. Construction of a detached garage requiring variances for side- and rear-yard setbacks.

M. Sanchez presented an overview of the application:

- Replacement of detached garage
- Footprint of new garage places it 1 foot from the side lot line and 7.5 feet from the rear lot line.
  - Old garage sat on top of stone retaining wall. During rehabilitation of the wall, it was discovered that the portion underneath the garage was shifting, thus eliminating ability to mirror footprint.
- Building the garage within the setbacks would necessitate removal of a cherry tree and reconfiguration of the driveway.

H. Salit asked if the retaining wall is on property other than the applicants. The applicant responded that it's not.

J. Martin inquired as to the height of the old garage compared to the proposed one. M. Sanchez responded that the height of old garage was approximately 10 feet and the proposed garage is 15 feet.

E. Wirth made a motion to hold a public hearing on September 16, 2021. L. Bozzi seconded the motion, and it passed by a vote of 4-0-0-1 (M. Remy absent).

E. Wirth informed the applicant that it would be helpful if they could provide photos and documentation regarding the tree.

**Continuation of Workshop for 3 High Street (48.8-5-16)**

Felix Jimenez and Liz Wisler, applicants not present. E. Wirth noted that the applicants had submitted revised plans that scaled back the addition. The only variance needed is for a side-yard setback.

L. Bozzi made a motion to hold a public hearing for the application on September 16, 2021. H. Salit seconded the motion, and it passed by a vote of 4-0-0-1 (M.

Remy absent).

E. Wirth noted that the applicants will need to submit a revised Zoning Conformance chart and are encouraged to submit photos of the property and surroundings.

### **Board Business**

Reviews of the draft resolution for 10 B Street and 8-19-2021 meeting minutes were tabled.

The Board discussed the following changes to the ZBA application instructions:

- Reduce required number of hard copies from 8 to 6
- Require 1 digital copy
- Encourage applicants to submit photos

J. Martin made a motion to adopt the changes. E. Wirth seconded the motion, and it passed by a vote of 4-0-0-1 (M. Remy absent).

### **Adjournment**

J. Martin made a motion to adjourn the meeting. L. Bozzi seconded the motion, and it passed by a vote of 4-0-0-1 (M. Remy absent).

Meeting adjourned at 8:30 pm.

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: Sept. 16, 2021