

**Village of Cold Spring
Zoning Board of Appeals
Meeting Minutes – April 7, 2022**

The Village of Cold Spring Zoning Board of Appeals held a meeting via videoconference as per Chapter 1 of NYS Laws of 2022 on Thursday, April 7, 2022. Members present: Chair Eric Wirth, Heath Salit, Marianne Remy, and Laura Bozzi. John Martin absent. Chair E. Wirth called the meeting to order at 7:02 p.m.

Chair Remarks

E. Wirth noted a quorum present. He set forth the process for application presentations.

New Business - Workshop for 20 Rock Street

20 Rock Street, 48.12-2-41, Julian Cornwell, Owner/Applicant; application for variance to install a six-foot privacy fence in a side yard. Application materials shared with all participants.

Applicant presented an overview of the proposed fence:

- Single-family residence;
- Residence is adjacent to a busy driveway and parking lot frequented by tenants and employees;
- Six (6) foot fence would provide privacy.

Board Comments

E. Wirth commented that the board does not historically approve six (6) foot fences in side yards unless there is a special problem. He noted that the four (4) foot fence side yard restriction helps to foster neighborliness in the village and preserves air movement and ability to view the streetscape. The Code does not distinguish between solid fences and see-through fences. The board needs to consider the effect of variances on neighbors, and applicant must demonstrate a unique circumstance in order to qualify for approval. H. Salit suggested that Applicant show parking nearest to where he wants to install fence.

Discussion ensued regarding the surrounding properties from which the proposed side yard fence would be visible. Applicant was directed to notify the affected neighbors and provide mail receipts to show compliance. L. Bozzi referred Applicant to a link for Putnam County database to assist in locating property owners. The Board also requested photographs of the affected areas.

The board concluded that the application was complete. E. Wirth made a motion for a public hearing on the application to be held on April 21, 2022, at

7:00 p.m. M. Remy seconded the motion, and it passed 4-0-0-1 (J. Martin absent).

Approval of Minutes – March 17, 2022

L. Bozzi made a motion to accept the minutes as amended. M. Remy seconded the motion, and it passed 4-0-0-1 (J. Martin absent).

Adjournment

E. Wirth made a motion to adjourn. M. Remy seconded the motion, and it passed 4-0-0-1 (J. Martin absent). Meeting adjourned at 7:38 p.m.

Submitted by Karen Herbert

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

Eric Wirth
Chair, Zoning Board of Appeals
Dated: April 21, 2022