

**Village of Cold Spring Zoning Board of Appeals  
85 Main Street, Cold Spring New York 10516**

**Public Hearing**

The Village of Cold Spring Zoning Board of Appeals held a public hearing on October 3, 2019 at 7:30pm at the Village Hall, 85 Main St. Attending were board members: Aaron Wolfe, chair, Donald MacDonald, John Martin and Eric Wirth. Grace Lo was absent.

**CALL TO ORDER:** A. Wolfe called the meeting to order at 7:30pm and made introductory remarks noting that the purpose of the meeting was a public hearing for 207 Main Street.

**PUBLIC HEARING**

**207 Main Street for an application for a variance from 134-17D(2) requiring maximum 8' width for a porch with the homeowner seeking a 16' variance for a front porch 24' wide.**

The applicant was represented by James Hartford of River Architects. Mr. Hartford presented the project scope and referenced the 1905 Sanborne Map to show that the current request will restore the porch to its original size.

No members of the public appeared at the hearing.

D. MacDonald made a motion to close the public hearing. E. Wirth seconded and the motion passed 4-0-0-1 at 8:20 pm.

The ZBA discussed the application in relation to the Area Variance Criteria.

D. MacDonald made a motion to grant the requested variances. E. Wirth seconded and the motion passed 4-0-0-1.

**WORKSHOP - 29 Rock Street**

Discussion was held with Mr. Hartford, representing the owners of 29 Rock Street, who have requested to add a third dwelling to a property in an I-1 District. A. Wolfe stated that under the current code there are no provisions for 3 dwellings on one parcel and, as per the Village Attorney (J. Furst), the applicant would need a Use variance. The applicant could elect to wait for proposed code changes that could result in the site being reclassified as an R-1 District and thus opening additional avenues for the applicant to pursue. J. Hartford will discuss further with the applicant.

**ZBA APPLICATION MATERIALS**

The Board reviewed materials to be provided to applicants including:

- Public Notice Instructions (includes Public Hearing Sign Requirements)
- Application Materials Check List
- Application Process Directions

Edits were made to the documents and approved for use as amended. Motion made by E. Wirth and seconded J. Martin. The motion passed 4-0-0-1

**MINUTES**

7-18-19 Minutes were approved as amended by a vote of 3-0-1-1. Motion made by E. Wirth and seconded by

D. MacDonald.

8-1-19 Minutes approved as amended by vote of 3-0-1-1. Motion made by J. Martin and seconded by A. Wolfe.

9-19-19 Minutes approved as amended by a vote of 3-0-1-1. Motion made by E. Wirth and seconded by A. Wolfe

**ADJOURNMENT**

D. MacDonald made a motion to adjourn the meeting. J. Martin seconded and the motion passed 4-0-0-1 at 8:57 pm.

Submitted by J. Vidakovich



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Aaron Wolfe, Zoning Board of Appeals Chair

12/19/19

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Date