

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

**Workshop**

The Village of Cold Spring Zoning Board of Appeals held a workshop on October 17, 2019 at 7:30pm at the Village Hall, 85 Main St. Attending were board members: Aaron Wolfe, chair, and John Martin, Grace Lo, Donald MacDonald and Eric Wirth.

**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 workshop.

**41 Garden Street: workshop for a variance to the maximum allowed lot coverage for construction of an addition to an existing house.**

Architect Karen Parks appeared on behalf of the applicant (Maria DeMaio) and presented site plan, building plans, elevations, tax map and a list of neighbors to be notified. The project consists of a small one-story addition to an existing one-story building in the R-1 district that will increase the existing non-conformity. Applicant requests a variance for 10.7% to bring the property into compliance.

ZBA noted that all materials necessary to hold a public hearing have been submitted, but asked that the applicant also provide existing photographs and a Google-earth photograph.

M. Martin made a motion to schedule a public hearing on 11-7-19. E. Wirth seconded and the motion passed unanimously.

**12 Benedict Road: workshop for a rear yard setback variance application for a deck.**

Applicant presented site plan, survey and project plans for a new deck. During the discussion it was noted that:

- A 3'-0" rear yard setback variance is required
- Applicant will confirm all dimensions on both submitted drawings and will show all setbacks and include a lot coverage conformance sheet

J. Martin made a motion to schedule a public hearing on 11-17-19. G. Lo seconded and the motion passed unanimously.

**Discussion of ZBA application materials**

The Board continued its discussion to simplify the application process. During the discussion it was decided to:

- Add a materials checklist
- Add an explanation of the overall process
- Add an explanation of the requirements for public notice
- Modify the formatting of selected forms

### **Discussion of recent non-compliance with ZBA resolutions**

The Board discussed recent instances of non-compliance and possible remedies. During the discussion it was noted that:

- The Village will hire its own building inspector
- Non-compliant properties include:
  - 19 Garden Street
  - 7-9 Furnace
  - 3 Furnace

J. Martin made a motion to write a letter notifying the Village Board of these matters. E. Wirth seconded and the motion passed unanimously

### **MINUTES**

None

### **ADJOURNMENT**

D. MacDonald made a motion to adjourn the meeting. J. Martin seconded and the motion passed unanimously at 8:30 pm.

Submitted by M. Mell



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Aaron Wolfe, Zoning Board of Appeals Chair

12/19/19

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Date