

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

4-5-18 Public Hearing

The Village of Cold Spring Zoning Board of Appeals and Cold Spring Planning board held a public hearing on April 5, 2018 at 7:30pm at the Village Hall, 85 Main St.

Attending were ZBA members: Aaron Wolfe, chair, John Martin and Donald MacDonald. Elliott Hammond was absent.

PUBLIC HEARING

Kathy and Jennifer Gordineer for addition to the main structure at 5 Fair Street in the R-1 District and identified as Tax Map Parcel #: 48.8-1-1. They have made application to the Cold Spring Zoning Board of Appeals for a Side Yard Set-back pursuant to Section 134-17(E), which provides a calculation for determining side yard set-backs for lots less than 60 feet wide. Using that calculation, the property needs 15 feet total set-back for both sides of the building, and a minimum of 7.5 feet on each side. For the side requiring a variance, the current Side Yard Set-back is 8'. The proposed setback is 3'-8", in order to accommodate the Bilco doors for a basement entrance. Therefore a 3'-10" variance is requested from the 7.5' side minimum yard set-back.

Kathy Gordineer presented the project scope including: site plan, building plan, zoning conformance and photographs. During the presentation it was noted that:

- The first floor will be expanded and a second floor expansion will be built above to accommodate a new bathroom.
- Basement egress will be located from the rear to the south side.

Public Comment – None

J. Martin made a motion to close the public hearing. D. MacDonald seconded and the motion passed unanimously at 8:23pm.

Board Comment

The Board discussed whether an additional set-back variance is required for the second floor addition, but determined that it did not.

The Board discussed the "small" or "narrow" side yard set-back exemption and determined that it would apply to this application.

D. MacDonald made a motion to grant the variance. J. Martin seconded and the motion passed unanimously.

ZBA CANDIDATE INTERVIEW

The ZBA interviewed Eric Wirth to become a member of the Board.

J. Martin made a motion to recommend to the Village Board of Trustees that Wirth be appointed to the ZBA. D. MacDonald seconded and the motion passed unanimously.

ADJOURNMENT

J. Martin made a motion to adjourn the meeting. D. MacDonald seconded and the meeting was adjourned at 8:50pm.

Submitted by M. Mell



Aaron Wolfe, Zoning Board of Appeals Chair

5/20/18

Date