

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

**5-3-18 Workshop**

The Village of Cold Spring Zoning Board of Appeals held a workshop on May 3, 2018 at 7:30pm at the Village Hall, 85 Main St.

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

**WORKSHOP**

**4 Furnace Street** for a variance to the maximum fence height in a residential district to allow a 6 foot fence on the Main St. side of the property from the corner of the main structure to the back of the lot. The subject property is designated as Tax Map Section 48.8-6-19. The property is located within the R-1 Zoning District as well as the Village's local Historic District.

Richard Bruce (applicant) presented his request for a variance to allow a six foot fence on the Main St. side of his property. During the discussion it was noted that:

- Site plan and survey have been submitted
- Escrow and application fees have been paid
- Fence is desired for privacy from adjacent commercial parking lot
- Applicant wishes to dismantle the existing fence, but it was determined that the fence is on his neighbor's property. Resolution of this will be between applicant and his neighbor
- Should the ZBA grant the requested variance, applicant will need to apply to the HDRB for a Certificate of Authority.
- A public hearing was scheduled for 5-17-18.

**BOARD DISCUSSION**

Board members discussed the value of placing signage in front of a property ahead of a public hearing to provide additional community notification.

**ADJOURNMENT**

A. Wolfe made a motion to adjourn the meeting. D. MacDonald seconded and the meeting was adjourned at 8pm.

Submitted by M. Mell

A handwritten signature in black ink, appearing to read 'A Wolfe', written in a cursive style.

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Aaron Wolfe, Zoning Board of Appeals Chair

5/3/18

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Date