

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

9-6-18 Workshop

The Village of Cold Spring Zoning Board of Appeals held a Workshop on September 6, 2018 at 7:30pm at the Village Hall, 85 Main St.

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

WORKSHOP

230 Main Street: for a variance to the maximum fence height in a residential district to allow a 6 foot fence on the west side of the property. The property is located within the R-1 Zoning District as well as the Village's local Historic District and the National Historic District.

The applicants discussed the rationale behind their request and presented a site plan, site survey, photographs and a Google map. They noted that:

- The fence is desired for privacy from the adjacent neighbor
- All other fencing around the property to be 4'-0" high

Board Comment

In its discussion, the ZBA noted that applicants have submitted the necessary documentation for a public hearing. ZBA scheduled a public hearing on September 20, 2018 at 7:30pm.

14 Church Street: to discuss proposed addition to the rear of the property. Applicant showed ZBA picture of the property on her cell phone, presented a site plan and discussed the project.

Board Comment

- ZBA discussed possible setback requirements and possible variances that might be required.
- ZBA noted that more detailed plans and elevations will be required, providing a more specific description of the project for the next workshop. These drawings should graphically indicate setbacks and possible areas requiring a variance
- Site is on a fairly steep slope
- Next step for applicant is to file an application.
- ZBA noted that project will require review by the HDRB

MINUTES

J. Martin made a motion to adopt the minutes of the 5-1718 ZBA meeting as amended. E. Wirth seconded and the motion passed unanimously.

DISCUSSION OF PUBLIC HEARING SIGNAGE

ZBA discussed new requirement that property owners display signage whenever a public hearing (about that property) has been scheduled. During the discussion it was noted that:

- Signage will open visibility into the process, in addition to notices in the local newspapers
- Signage will make it easy for neighbors and village residents to be aware of public hearings
- ZBA reviewed signage from other municipalities
- ZBA discussed possible signage format and wording
- The idea of signage for public hearings could conceivably apply to all village boards. Until such consensus is achieved, the ZBA will proceed with signage for public hearings related to their work
- Signage must be visible from the street
- Corner properties may require two signs
- Cost and installation of signage to be responsibility of property owner
- Signage would remain in place for at least two weeks prior to the public hearing
- A. Wolfe will circulate a draft proposal to board members in anticipation of a formal submittal to the Village Board of Trustees

ADJOURNMENT

J. Martin made a motion to adjourn the meeting. D. MacDonald seconded and the meeting was adjourned at 8:23 pm.

Submitted by M. Mell



Aaron Wolfe, Zoning Board of Appeals Chair

11/15/18

Date