

**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 September 19, 2019 at 7:30pm at the Village Hall, 85 Main St. Attending were board members: Aaron Wolfe, chair, and John Martin, Grace Lo and Eric Wirth. Donald MacDonald 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 workshop.

29 Rock Street: application for an area variances in the I-1 district in order to construct a third residential building.

James Hartford (River Architects) appeared on behalf of the applicant, William McComish. He presented a site plan, survey and described the project noting:

- This is currently the largest parcel in the Village
- Parcel is zoned I-1
- Parcel is approximately 21,000 SF
- Two existing dwellings are located on the site and applicant would like to build a third
- Applicant requests a variance for the minimum lot requirement (from the code mandated minimum of 40,000 SF)

During the discussion it was noted that:

- Planning Board will need to comment upon the application
- Options applicant might pursue:
 - Request Village Board to rezone the lot as R-1 and then sub-divide
 - Wait until new zoning comes into effect and the parcel becomes part of the MU-1 (mixed use) district. In this case no variance would be required.
- The Steep Slopes provisions of the updated code may be an issue for development of the parcel
- Escrow has been established
- Application fees have been paid
- Application form is complete
- ZBA requests applicant develop list of adjacent properties that will have a view of the driveway to the parcel
- Design plans of sufficient scope to allow residents to understand the project (at a public hearing) must be prepared
- Applicant to provide photographs documenting current conditions
- Applicant requested to provide information of similarly situated properties in the village

207 Main Street: Application for an area variance to restore a covered porch requiring a greater width than allowed in the front setback in the R-1 district.

James Hartford (River Architects) appeared on behalf of applicant, Jeanne Sison. He presented a site plan, survey, building plans, photographs and described the project noting:

- Adjacent properties have full porches

During the discussion it was noted that:

- The Village will need to grant permission for anticipated work on Village property
- Setback variance is required for extended porch
- Application materials are complete
- List of adjacent properties to be notified about the public hearing to include all those that have a view of the proposed porch
- Copy of deed is to be submitted

J. Martin made a motion to hold a public hearing on the application for 207 Main Street. G. Lo seconded and the motion passed 4-0-0-1.

MINUTES

None

ADJOURNMENT

J. Martin made a motion to adjourn the meeting. E. Wirth seconded and the motion passed 4-0-0-1 at 8:34pm.

Submitted by M. Mell



Aaron Wolfe, Zoning Board of Appeals Chair

10/3/19

Date