

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

**Public Hearing/Workshop Meeting
7/6/17**

The Village of Cold Spring Zoning Board of Appeals held a public hearing/workshop meeting at the Cold Spring Village Hall, 85 Main Street on Tuesday, July 6, 2017 at 7:30pm. Present were John F. Martin, Aaron Wolfe, Alison Anthoine, and Elliott Hammond. Chair Gregory Gunder was absent.

Call to Order:

The meeting was called to order at 7:30pm.

126 Main, SCGY Properties represented by designer Karen Parks, proposal to demolish existing building and replace with new construction:

The applicant stated that the proposed new construction would require either a 40 ft. front yard setback variance or a special permit. The Board stated that they'd workshop this application further on a later date and would notify the applicant as to what documentation they would need beforehand.

C. Daly, 19 Garden Street: Public Hearing for Additions and Alterations to an Existing Residence in the R-1 District:

The applicant presented the proposal to the Board & public; seeking a side yard setback variance. The applicant read the decision from the previous approval of the application into the record.

Hope Turino of 16 Garden Street stated that she felt the public was not sufficiently notified about the HDRB public hearing on this application. She stated that the approval of this application would lead to the obstruction of the mountain view for the residents of Garden Street.

Michael Mueller of 43 Garden Street stated that the documents presented by the applicant do not present a detailed enough picture of what the street would look like should the application be approved.

Susan Peele of 13 Fair Street stated that she felt the neighbors of applicants should be more aptly notified of workshops and public hearings earlier on in the process than they currently are. She also stated that the approval of this application would lead to the obstruction of the mountain view for the residents of Garden Street.

The Board determined that all Zoning Board notices were made properly and sent out on time in accordance with the legal requirements.

The public hearing was left open for next meeting. The Board determined that the applicant had insufficient documentation for a decision to be made and requested he bring an appropriate site plan and survey next time.

J. Curley-Egan, 7 Market Street, Public Hearing for demolition of existing rear addition, replacement with new construction, restoration of clapboard and trim; modification of chimney:

The applicant presented the proposal to the Board. The applicant sought a 40ft. front yard setback variance, a 10ft. side yard variance, and a 38% lot coverage variance. The applicant stated that the proposal would not alter the footprint of the structure or raise the roof, but would increase the mass of the building.

Chris Daly of 19 Garden Street gave a statement of support for the application.

E. Hammond made a motion to close the public hearing. A. Anthoine seconded and the motion passed unanimously.

The Board determined that the application meets the criteria for approval.

E. Hammond made a motion to grant the variances. A. Wolfe seconded and the motion passed unanimously.

Public Comment:

Chris Daly of 19 Garden Street returned before the Board to ask why the documentation he presented was insufficient. J. Martin stated that the Board needs to see visually proportional drawings of the proposed structure overlaid against the existing structure.

Adjournment:

J. Martin made a motion to adjourn. A. Anthoine seconded and the motion passed unanimously. The meeting was adjourned at 10:07pm.