

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

**Meeting
7/20/17**

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 Chair Gregory Gunder, John F. Martin, Aaron Wolfe, and Elliott Hammond. Alison Anthoine was absent.

Call to Order:

The meeting was called to order at 7:34pm.

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

G. Gunder read a correspondence from Seth Gallagher of 10 Garden Street in which the resident stated his support for the application, believing that the complaint from neighbors that they will lose their view is not a valid reason to deny the proposal.

The applicant read the Board several decisions from other zoning authorities regarding similar applications.

J. Martin made a motion to close the public hearing. E. Hammond seconded and the motion passed unanimously.

E. Hammond felt that the proposal is an example of overbuilding.

A. Wolfe felt that the consequence of neighbors losing a view is not a sufficient enough detriment to warrant denial of the application.

J. Martin felt that the application did present a detriment to the neighbors, but that that detriment did not violate the criteria for approval.

A Wolfe made a motion to grant the variances. J. Martin seconded. The motion passed via roll call vote:

Chair Gregory Gunder: aye

John F. Martin: aye

Aaron Wolfe: aye

Elliott Hammond: abstained

Alison Anthoine: absent

Approval of Minutes:

A Wolfe made a motion to approve the 6/15/2017 meeting minutes. G. Gunder seconded and the motion passed unanimously.

A Wolfe made a motion to approve the 5/18/2017 meeting minutes. J. Martin seconded and the motion passed unanimously.

Adjournment:

J. Martin made a motion to adjourn. E. Hammond seconded and the motion passed unanimously. The meeting was adjourned at 8:48pm.

Submitted by Thomas Califano

Gregory Gunder, Zoning Board of Appeals Chair

Date