

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

**Workshop Meeting
9/21/17**

The Village of Cold Spring Zoning Board of Appeals held a workshop meeting at the Cold Spring Village Hall, 85 Main Street on Thursday, September 21, 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 7:34pm.

26 Garden Street, Workshop for Alterations to an Existing Building:

The Board discussed the proposal with the applicant. The Board determined that the application was ready for a public hearing and scheduled one for 10/5.

126 Main Street, Workshop for new construction of a building to replace an existing building which is being demolished:

The Board discussed the proposal with the applicant. The applicant stated that the plan is to have a five foot separation between the new construction and the Silver Spoon next door. The applicant stated that she would be applying a special permit to place the building on the front property line. The applicant stated that the proposed plan would have a five yard setback on each side, a 10 yard setback at the rear, and four yard setback at the front. J. Martin stated that the proposed fencing and lighting may interfere with residential uses and require a public hearing. The applicant asked if a roof awning requires a variance. J. Martin stated that the Board would double check if a variance is required in that case. The applicant would appear before the Board again at subsequent meetings as the process moves forward.

Adjournment:

J. Martin made a motion to adjourn. A Wolfe seconded and the motion passed unanimously. The meeting was adjourned at 8:52pm.

Submitted by Thomas Califano