

10/5/17

ZBA

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

**Public Hearing
10/5/17**

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

Call to Order:

The meeting was called to order at 7:32pm.

26 Garden Street, Public Hearing for Alterations to an Existing Building:

The applicant presented the proposal to the Board, which was for the addition of a front porch, the enclosing of the existing side porch, the removal of the existing roof, and the addition of a new roof with a steeper pitch to accommodate a half story on the second floor. The minimum variances needed are a 20.5 feet front yard setback variance and a one foot side yard setback variance.

A letter from Bob Novak in which he expressed his support for the proposal was read into the record.

A letter from Jeff and Kristen Amato of 24 Garden Street in which they express their support for the proposal was read into the record.

A. Anthoine made a motion to close the public hearing. J. Martin seconded and the motion passed unanimously. The public hearing was closed at 8:12pm.

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

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

Chair Gregory Gunder: aye
John F. Martin: aye
Elliott Hammond: absent
Aaron Wolfe: aye
Alison Anthoine: aye

Adjournment:

A. Anthoine made a motion to adjourn. J. Martin seconded and the motion passed unanimously. The meeting was adjourned at 8:38pm.

Submitted by Thomas Califano

Gregory Gunder, Zoning Board of Appeals Chair

Date