

VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STRET, COLD SPRING, NEW YORK 10516
Workshop hearing

December 14, 2009

ZBA Application Referral Review

Present: Chairman: Joseph Barbaro **Members:** Joseph Immorlica & Arne Saari & Placito Sgro

Absent: Karen Doyle

1. Peter Farrell, 191 Main St.

The Board reviewed the paperwork for a 1 story covered porch side and rear variances are required.

J. Immorlica moved to recommend that the applicant's proposals should be granted for the following reasons:

- Astatically it's a plus for the neighborhood
- It is in-line with the adjacent property.

A. Saari seconded the motion. A vote was taken it was approved 3-1 **P. Sgro** voted against the proposal.

2. Matthew Francisco , 18 Orchard St.

The applicant proposed to construct a one and-a-half (1 ½) story detached garage. The proposal required side and rear yard variances from the Village Code. The property is in the R-1 district. **A. Saari** moved to recommend that the applicant's proposals should be granted for the following reasons:

- No undesirable change will be produced by this proposal
- Reasonable use of this property
- It is conforming to the character of the area.

J. Immorlica seconded the motion a vote was taken and it was approved 4-0.

3. Patty and Bernard Traina, 71 Main St.

The applicant proposed to construct a half story addition on the properties existing roof area. The proposal required front, side yard and half story definition variances from the Village Code. The property is in the B-1 zone.

J. Immorlica requested approval from the fire inspector stating that the building is up to code before giving an opinion. **J. Immorlica** stated that when they make recommendations to the ZBA the statement "contingent upon meeting all requirements" should be added.

The Planning Board feels that even though 2 sides conform to the ½ story the other sides seem like it is a 3 story addition.

J. Immorlica stated that the applicant should come to the Planning Board first and the Planning Board should send the applicant to the ZBA with a complete package **P. Sgro** recommended referring the applicant to the Village Code 134-9(b) site plan review approval . **J. Immorlica** moved that the ZBA should not be reviewing this proposal until the Planning Board submits a complete package including a referral to the ZBA. **P. Sgro** seconded the motion to have the Planning Board Chairman write a letter to the ZBA referring to the Village Code 134-9(b) and requesting that the applicant should come before the Planning Board first it was approved 4-0.

J. Immorlica moved to adjourn the meeting and **A. Saari** seconded the motion. The meeting was adjourned at 9:08 p.m.

Joseph Barbaro, Planning Board Chairman

Date