

VILLAGE OF COLD SPRING ZONING BOARD OF APPEALS
85 MAIN STREET, COLD SPRING NEW YORK 10516
PHONE (845) 265-3611
Regular meeting

October 15, 2009

Present: Chairman; Donald Mac Donald **Members:** Gregory Gunder, Elliott Hammond, & Richard Turner

Member absent: Edward Murphy

Public Hearings

1. John and Sandra Falloon, 9 Pine St.

Present for applicant was John, Sandra and Ralph Falloon

The applicants proposed a covered porch. The steps are higher than normal. The present porch is narrow. There will be 3 steps as opposed to 2 steps current there. It was noted that other porches on the street are nonconforming.

- The applicant presented a letter from a neighbor, Isabelle Lopatin, 13 Pine St. noting she supports the proposed porch.

The applicant presented the Board with the return request receipts.

- The proposed application was sent for an opinion from the Village of Cold Spring Planning Board for their opinion. The Planning Board opinion was for the Zoning Board should be to grant the variance.

The proposed application was sent to Putnam County for a 239m which has not come back at this time.

R. Turner asked the public if there were any comments or objections. Molly and Ari Straus stated they were for the porch.

D. MacDonald polled the Board with a straw vote for a proposed 10ft porch which would be to allow a one foot variance on each side of the porch pending the response from Putnam County.

R. Tuner moved to grant the 2ft variance. G. Gunder seconded the motion. The motion was approved 4-0.

E. Hammond moved to close Mr. and Mrs. Falloon's public hearing. R. Turner seconded the motion. Mr. And Mrs. Falloon's public hearing was closed by a vote of 4-0.

2. Ari & Molly Straus, #2 Northern Gate Lane.

The applicants proposed a front yard setback in the R-1 zone D. MacDonald asked the public if there were any comments. Mr. Straus explained that they were looking to extend garage by 13 ft. It would allow them to keep the two car garage and build a small mud room and a bedroom. This would remain below grade. The garage has a flat roof which would be used for a porch. The property is triangle shaped. The new portion of the garage would be a garage the existing 13 ft. would become the mud room and bedroom.

The applicant presented return request receipts.

The applicant noted that the following two neighbors came to the property regarding the proposed extension to the garage.

- Fran and Jim Pergamo, 4 Northern Gate Lane
- Francine Brooks and Linda Weaver, 21 Fair St.

The proposed application was sent for an opinion from the Village of Cold Spring Planning Board for their opinion. The Chairmen read the Planning Board opinion which recommends to the Zoning Board to grant the variance.

The proposed application was sent to Putnam County for a 239m which has not come back at this time.

D. MacDonald polled the Board with a straw vote for a proposed 10ft porch which would be to allow a one foot variance on each side of the porch pending the response from Putnam County. R. Turner move to approve the 9.8variance from the Village code G. Gunder seconded the motion the motion was approved 4-0.
R. turner moved to close the public hearing for Mr. and Mrs. Straus. E. Hammond seconded the motion. The motion was approved 4-0.

Workshop meeting:

Atlas LLC., 144 Main St.

The applicants proposed a second floor portico and an elevator. The property is in the B-1 zone. It was noted by Mr. James Hartford, Architect, that the applicant is in the process of purchasing a stoop in the front of the property currently owned by the Village. The Board reviewed the paperwork presented and the list of adjoining and close neighbors. The Board determined that the following items were still needed:

- The Board needs to know the lot coverage from the applicant.
- A letter is needed regarding parking spaces that the applicant has rented.
- Mr. Hartford needs a letter from the Village of Cold Spring stating he can represent them regarding the stoop, until the applicant purchases the property before the Zoning Board of Appeals can proceed.
- A letter from the applicant is needed stating that Mr. Hartford can represent them regarding the property at 144 Main St.

A public hearing was scheduled for November 19, 2009. The project will be referred to the Village of Cold Spring Planning Board and a 239m request from Putnam County.

The Board discussed changing the work session for the last Monday of every month.

A workshop meeting was scheduled for Monday, October 26, 2009 at 7:00 pm. for Constantine Serroukas.

The meeting was adjourned at 8:34 pm.

Donald MacDonald, ZBA Chairman

Date