

**Village of Cold Spring Zoning Board of Appeals**  
**85 Main Street Cold Spring, New York 10516**  
**(845) 265-3611**  
**Workshop meeting**

June 18, 2009

Workshop meeting for Constine Serroukas, Foodtown Plaza

Present: Donald MacDonald; Chairman Members: Richard Turner, Elliott Hammond & Edward Murphy  
Absent: Gregory Gunder

Present for the applicant:

Mr. Constantine Serroukas: Owner

Harold Mangold, McCabe and Mack LLP.

Gary Privratsky, Liscum, McCORMACK, VANVOORHIS, LLP.

The applicant submitted two applications (one application for each separate lot). One lot needs a use variance and one lot requires an area variance. The applicant requested a workshop for clarification to the Board members previous requests.

The variances reviewed were the following:

- Rear and side yard
- Lot coverage
- Parking
- Use variance
- Area variance

Also discussed was possible lighting, employee parking and landscaping.

A public hearing was scheduled for Thursday, September 10, 2009 at 7:00 pm.

The applicant will submit a new drawing and application.

Paperwork will be distributed for an opinion from the Village of Cold Spring Planning Board and for a 239m request from Putnam County Planning

The list of adjoining neighbors was reviewed. The applicant must submit legal notices regarding the public hearing to neighbors.

**Minutes:**

The minutes of May 4, 2009 were reviewed and approved unanimously.

The minutes of May 21, 2009 were reviewed and approved unanimously.

**Correspondence:**

Minutes from the Planning Board and Historic District Review Board – for review

Letter from Building Inspector regarding proposed work at 2 Northern Gate

Letter from Cup-O-CCINO – regarding opening of the business

Letter from Silvererberg Zanolantis - regarding the decision being placed on hold.

The workshop meeting was adjourned at 8:00 pm.

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Donald MacDonald, Chairman

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Date