

**VILLAGE OF COLD SPRING ZONING BOARD OF APPEALS**  
**85 MAIN STREET, COLD SPRING NEW YORK 10516**  
**PHONE (845) 265-3611**  
**Public hearing and regular monthly meeting**

February 18, 2010

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

**Public Hearing**

**Melany and Thomas Campanile, 8 Benedict Rd.**

Gary Gunther, Architect explained the proposal. The applicants proposed a Vestibule and covered porch for the purpose of remodeling interior stairs and the addition of 2 closets. Attic space including dormers were also proposed. The property is in the R1 zone. Return request receipts will be turned into the Village Office.

R. Turner asked the height of the building from grade of garage to the peak of the roof. Mr. Gunther answered 35.3 feet.

D. Mac Donald discussed cutting the application in half and voting on the porch portion of the application with all members. All Board members agreed. The Board asked for a floor plan and calculations for the roof part of the application to be presented at the next meeting.

The Board reviewed the variance of 14 feet from the required 25 feet and then reviewed and discussed the 5 questions to determine whether or not the variance should be approved.

D. Mac Donald read the Putnam County Planning decision - approved as submitted.

D. Mac Donald read the Village Planning Board opinion which was in favor of the application.

R. Turner moved to approve the porch E. Hammond seconded the motion for the front yard portion according to the issues discussed. After a straw vote was taken it was approved 5-0.

A meeting was scheduled to continue the public hearing Monday, March 1, 2010 to review the attic plan drawing as discussed.

**Regular meeting**

Discussion ensued regarding off street parking waiver between the Board and the Mayor.

Discussion ensued regarding Citizens and Customer rights and responsibilities between the Board and the Mayor.

A question and answer period ensued between the Board and the Village Attorney, Steve Gaba.

Village Attorney, Steve Gaba, reviewed zoning issues and guidelines with the ZBA members.

The meeting was adjourned at 9:53 pm.

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Donald Mac Donald, Chairman of the  
Village of Cold Spring Zoning Board  
Of Appeals

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Date