

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

April 15, 2010

Present: Chairman; Donald Mac Donald, John Martin, Edward Murphy & Richard Turner
Member absent: Gregory Gunder

Thomas Shortell, 18 Fair St.

The applicant proposed to tear down an existing porch and replace it with an addition which would consist of a mud room and kitchen. He is requesting side yard and lot coverage variances.

Mr. Shortell presented the Board with his return request receipts.

Paul Lansdale, 16 Fair St. noted he was delighted the applicant was proposing this work.

Tim Hynes, 15 Fair St. noted the house is in dire need of repair.

Sylvia Wallin, 10 Mountain Ave. noted she had seen this house falling apart for 20 years and has seen the work that he has done.

R. Turner noted he did not have a problem with the construction or the lot coverage.

E. Murphy did not give his opinion.

The applicant offered to remove one story portion of the existing carriage house/garage to bring the lot coverage down at least the amount added by the addition. Therefore, the lot coverage variance would not be needed.

Mr. Landsdale, 16 Fair St. and Mr. Hynes, 15 Fair St. noted it would be nice to see that portion of the garage removed because it is not an original part of the carriage house anyway and thereby taking the lot coverage issue off the table.

The Board members all agreed that since the side yard is so close to the church they would probably go for the trade off of removing a section of the carriage house for the construction of the addition.

Mr. Landsdale, 16 Fair St. noted he has already made some good improvements already by removing trees.

The following was noted by R. Turner:

- That the proposed side yard variance is no closer than the existing house to the property line
- There is no residence adjoining that side of the property
- There was no neighborhood objection

The continued public hearing date was scheduled for 7:00 on May 3, 2010.

Minutes:

The minutes of March 18, 2010 were reviewed. The Board accepted them as written.

Correspondence:

Minutes from other boards to review.

R. Turner moved to adjourn the meeting and John Martin seconded the motion. The meeting was adjourned at about 8:30 p.m.

Donald MacDonald

Date