

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

March 17, 2011

Members: Chairman; Donald Mac Donald, Gregory Gunder, John Martin, Edward Murphy & Richard Turner

Public Hearing:

Cathy Costello, 5 Maple Terrace

The applicant proposed to alter a first floor space roof and enlarge the existing second floor volume which will require a side and front yard variance from section 134-7 (C)(4) and (5) of the Village Code. The applicant noted the pitch of the roof will be changed. The applicant presented the return request receipts and noted no letters from neighbors were received. One letter to a neighbor was returned and two return receipts were not returned to the applicants. It was also noted that no members of the public were present. The Planning Board opinion has not been received. D. Mac Donald read the following proposed decision: therefore the Board grants a 6.1' and a 0.5' variance from the required 10' side yard setbacks, a 2.0' plus/minus variance from the required 25' front yard setback. The 2.0' plus/minus dimensional imprecision is acceptable as the existing front wall is being heightened vertically and is a known point of reference. The Board members took a straw vote on the proposed application it was unanimous

R. Turner moved to close the public hearing and E. Murphy seconded the motion. The public hearing was closed at 7:28 P.M. The Planning Board recommendation will be read and a formal vote will be taken at the next meeting April 21, 2011.

Workshop:

The workshop meeting opened at 7:29 P.M.

David Rothenberg, 6 Fishkill Ave.

The applicant proposed to build a storage (bike) shed that will be 38.5 sq. ft. with an overall height of 8'3". A list of adjoining neighbors was discussed. A public hearing was scheduled for Thursday, April 24, 2011 at 7:00 P.M. It was noted that a correction must be made to the site plan and a new site plan must be submitted. The applicant will submit the new site plan with the noted correction.

Board Business:

1. Minutes:

The minutes of November 18, 2010 were reviewed and approved as amended.

2. Correspondence:

Minutes from other boards - for review

Letter from Planning Board- The ZBA members reviewed and discussed a letter from the Planning Board regarding the wording of the Village Code 134-9(E)(1) in code 134-10(B)(4) pertaining to signage and asked if it was a typographical error or not the board decided it was a typographical error and will notify the Planning Board in writing.

The ZBA was asked to have a joint meeting with the HDRB pertaining to a previously approved variance application for Tom Shortell, 18 Fair St. regarding the removal of a portion of an existing carriage house. The ZBA members did not feel a joint meeting is appropriate at this time, pending further investigation of the matter by ZBA. J. Martin and R. Turner will review all files pertaining to the application and do a chronology.

The meeting was adjourned at about 9:15 P.M.

Donald Mac Donald, ZBA Chairman

Date