

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

October 20, 2011

**Members:** Chairman; Donald Mac Donald, John Martin, Ed Murphy & Richard Turner  
**Member absent:** Gregory Gunder

**Public hearing**

***Lara and Steve Voloto, 9 Constitution Dr.***

The applicant proposed to build a second floor which will require a 2 ft variance to line up with an existing non conforming 1<sup>st</sup> story bay

Members of the public present: Mr. Jeff and Mrs. Jerry Butler, 10 Constitution Drive, Mr. James Hartford, Architect.

D. Mac Donald read a letter from the Village of Cold Spring Planning Board dated October 12, 2011 acknowledging their opinion which was to grant the approval.

It was noted by the Board members that there was no public comment.

The Board members agreed that no members of the public had an objection to the proposal.

The Board reviewed the following 5 questions:

1. Whether an undesirable change will be produced in the character of the variance? All Board members answered no.
2. Whether the benefit sought by the applicant can be achieved by some, method feasible for the applicant to pursue other than an area variance? All Board members stated no
3. Whether the requested variance is substantial? All Board members stated no.
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? All Board members stated no
5. Whether the alleged difficulty was self-created? All Board members stated no.

The Board members reviewed the Impact assessment plan and all Board members agreed there was no impact.

R. Turner moved to adjourn the public hearing and J. Martin seconded the motion. The public hearing was adjourned at 7:23 P.M.

**Workshop meeting**

The Chairman opened the workshop portion of the meeting at 7:24 P.M.

The chairman read a draft decision in favor of the proposal for Lara and Steve Voloto, 9 Constitution Dr.

R. Turner recommended approving the decision as read and E. Murphy seconded the motion. The motion was approved 4-0.

**1. Application Reviews:**

***A. Wendy Burgreen, 7 Whitehill Place***

Chris Berg, Architect, presented the proposal to build a front porch the entire length of the two story house. The proposed porch will be 8 foot deep which would require a 6.7 foot front yard variance. The Board reviewed the site plan, all other paperwork and reviewed a list of adjoining neighbors. A public hearing was scheduled for Thursday, November 17, 2011.

***B. James Geppner, 18 Church St.***

Mr. James Hartford represented the applicant as per a letter from Mr. Geppner giving Mr. James Hartford Power of Attorney on all ZBA matters dated 10/19/11.

Mr. Hartford proposed to change roof, 2 dormers, one dormer will make the first floor a full story. The basement will remain ½ story and noted the stairs will be removed. Mr. Hartford noted that the footprint of the existing house will not change. The Board reviewed the drawings, the existing non conforming portion of the house and a list of adjoining neighbors. The proposed project will require a side yard and front yard variance from Village Code sections 134-7(C)4 and 134-134-7(C)5.

It was noted that a copy of the deed is needed.

A public hearing was scheduled for Thursday, November 17, 2011.

**3. Board business:**

Chairman Mac Donald read a letter he wrote to Mr. Shortell, 18 Fair St. dated October 4, 2011 which was sent to Mr. Shortell and copied to Building Inspector regarding the required partial removal of the existing carriage house.

R. Turner moved to adjourn the meeting and J. Martin seconded the motion. The meeting was adjourned at 8:33 P.M.

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

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Date