

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

November 17, 2011

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

**Public hearing**

Chairman Mac Donald opened the meeting at 7:06 P.M.

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

Mr. Chris Berg, Architect, presented a letter to the board dated 11/16/11 from Ms. Burgreen allowing Mr. Berg to represent her.

Chris Berg reviewed the application as being an unenclosed covered porch which will extend the full length of the structure to give the house a sense that the porch is a part of the house and to add more substance. The proposal would require a 6.5 ft front yard variance.

Mr. Berg presented the return request receipts to the Board.

It was noted that there were no members of the public present.

The Board members discussed the size of the porch. Chairman Mac Donald read the Planning Board opinion dated 11/02/11 which was that the ZBA should grant the variance.

Mr. Alberto Mora, 33Fair St. Noted that houses built in the 1950's and had no real connection with the neighborhood and that houses built at that time did not have porches.

D. Mac Donald noted the depth of the porch being asked for is 8 ft and asked that the depth be reduced by one foot making the depth 7 ft.

R. Turner moved to close the public hearing. J. Martin seconded the motion. The public hearing was closed at 7:33 P.M. The chairman called for a straw vote on the application being a 7 ft deep porch requiring a 5.7 ft variance. It was approved 3-0.

***B. James Geppner and Deirdre Langeland, 18 Church St.***

James Hartford, River Architects, represented the applicant. James Hartford explained the proposed project as being a change in the pitch of the roof which will increase the bulk of the roof and also proposed to add two dormers. James Hartford noted the bump out, previously proposed has been removed per the request of the HDRB. James Hartford noted the 6 inch insulation is figured in the variance request. The proposal requires a 16'11" variance from the required 25 feet for the front and 6'6" from the required 10 foot for the side yard variance.

James Hartford presented the Board with the return request receipts.

The Chairman opened the meeting for public comment

Lara Voloto formally of 14 Church St. noted this is a vast improvement from what is currently there.

R. Turner moved to close the public hearing and J. Martin seconded the motion. The public hearing was closed at about 8:00 P.M.

### **Workshop meeting**

The Chairman called for a straw vote on the B. James Geppner and Deirdre Langeland, 18 Church St. It was approved 3-0.

#### **1. New Business:**

##### ***Lara Voloto 9 Constitution Dr.***

A. Lara Vololo proposed a front 5 ft white picket fence which will connect to a neighbor's 6 ft fence. The Board reviewed the paperwork. The Board requested an amendment showing the fence dimensions to the corner of the property for clarification. The applicant noted she will amend the site plan to make the site plan clear. A public hearing was scheduled for December 15, 2011.

##### ***B. Alberto and Laura Mora, 33 Fair St.***

The applicant proposed an uncovered porch with columns which would require a rear and side yard variance. Mr. Mora noted the foot print is being increased 3'1" The Board advised the applicant to file a new application and site plan which should not include the second lot since it is zoned different than the house. The site plan should Show the rear and yard dimensions. The Board reviewed the paperwork and reviewed a list of adjoining neighbors. A public hearing was scheduled for December 15, 2011.

#### **Minutes:**

The minutes of September 15, 2011 were reviewed and approved 3-0.

The Minutes of October 20, 2011 were reviewed and approved 3-0.

#### **Correspondence:**

Bill from Putnam County News and Recorder dated 10/31/11 in the amount of \$24.73 for public notices published in the paper.

The meeting was adjourned at 8:45 P.M.

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Donald Mac Donald, ZBA Chairman

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Date