

**VILLAGE OF COLD SPRING ZONING BOARD OF APPEALS
85 MAIN STREET, COLD SPRING NEW YORK 10516
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Re-open a public hearing/workshop meeting**

February 16, 2012

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

A two part meeting consisting of the following was opened by Chairman D. Mac Donald at 7:00 P.M:

- Re-open a public hearing for Mr. Tom Shortell.
- Workshop meeting for Mr. Henry Keil.

Public Hearing Reopened

Tom Shortell, 18 Fair St.

The public hearing from April 2010 was re-opened. The appeal is to construct a one story addition to the house and the removal of a section of the carriage house. The property is in the R-1 zone. It was noted that the addition has been built but that the section of the carriage house which was to be removed was not done. The addition to the house requires a variance from lot coverage. Mr. Shortell noted through a recent discovery, that the portion of the carriage house, which was to be removed, was original to the building and not an addition as previously thought. This discovery was confirmed by the Historic District Review Board.

D. Mac Donald explained to the applicant that members of the community noted the Carriage house, including the section to be removed, had been recently painted.

Mr. Elliott Hammond, former ZBA member, noted the applicant put the ZBA members in a bind and the ZBA has to put bite into the law and have the applicant do what he was supposed to do. If the ZBA doesn't nip this kind of thing now it will happen again.

J. Martin asked the Applicant what he thought the ZBA should do and noted that the situation the applicant was now in was not due to the ZBA's making, but to the applicant's own actions.

D. Mac Donald read the following letters:

- Linda Weaver, 21 Fair St. – letter dated 2/16/12 noting the rules should be followed and the agreement made for the addition approval should have been followed.
- HDRB Chairman; Al Zgolinski – letter dated 2/16/12 noting the HDRB granted a Certificate of appropriateness for removing a portion of the carriage house but noted that most of the back portion of the thought to be addition appears to be original. Five feet of the west Side of the

structure is an addition. He letter urged the ZBA to keep in tack the portion of the building that is the original fabric but recommended the newer addition be removed.

The applicant presented the return request receipts.

R. Turner noted he some time ago he had spoken to the previous owner of 18 Fair St., Scott Webster, who told him there was a portion of the carriage house added to make the Carriage House flush. At that conversation, Mr. Webster noted the carriage house was the stable keeper quarters and in his opinion should never be taken down.

Mr. Shortell noted he would be willing to remove the newer portion of the carriage house and add new doors to cover the opening. D. Mac Donald recommended to Mr. Shortell not to remove anything until he gets HDRB approval for the proposed changes.

R. Turner recommended to have an approval by the HDRB and have the ZBA look at the drawings as well.

Mr. Shortell noted the new proposal to knock down the newer portion of the carriage house will be a 2% increase from the original approval. Mr. Shortell noted that street side doors and roof details will have to be added to the new proposal.

G. Gunder noted he will not grant a variance until he sees plans and suggested that the applicant could not be able to do anything until the ZBA looks at the approved HDRB drawings.

J. Martin recommended that the Board keep the public hearing open to think and discuss the issue before coming to an agreement.

R. Turner noted that the building permits have expired and have not yet been renewed as per the building inspector.

R. Turner noted he would like to see the final drawings before the ZBA makes a decision and noted he wanted the public hearing kept open in case there are further findings from the HDRB. R. Turner noted once agreed upon, he would like to see that section of the carriage house removed in three months.

R. Turner noted the applicant had caused a self-imposed hardship.

Mr. Tim Hynes, 15 Fair St. noted the original approval was the addition to the house can be done with a piece of the carriage house taken down. Mr. Hynes also noted a deal is a deal.

R. Turner moved to adjourn the public hearing and G. Gunder seconded the motion. The public hearing was adjourned at 7:47 P.M. A continued public hearing was scheduled for March 15, 2012 at 7:00 P.M.

Workshop Meeting

Chairman D. Mac Donald opened the workshop meeting at 7:48 P.M.

1. Henry Keil, 34 West St.

The applicant proposed a wrap-around porch with a carport and an ADA exterior elevator shaft which would require a front yard variance. Mr. Keil noted that he knew two building permits were outstanding for windows and a roof. After reviewing the drawings the Board noted the following items should be shown on the site plan:

- 40 foot setback.
- Street names that are bordering the building.
- North St and Main St. should be shown as front yards.
- Dash line and cross hatching to show the changes.

The Board instructed the applicant to come back in March for a second workshop. The applicant will make 5 sets of the drawings.

2. Pig Hill Inn, 73 Main St.

Mr. Henry Keil proposed a copper awning over the steps located on the corner of Main St. and Rock St. After reviewing the site plan the Board members noted the following items must be noted on the plans:

- Proposed copper canopy must be labeled on the drawings showing the existing steps.
- The size of the canopy.
- Street names that are bordering the building.

It was noted by the Board members that the project will require front yard and lot coverage variances. A workshop meeting was scheduled for March 15, 2012 at 7:00 P.M.

Minutes:

The minutes of January 26, 2012 were reviewed and approved.

R. Turner moved to adjourn the meeting and J. Martin seconded the motion. The meeting was adjourned at 8:44 P.M.

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

Date