

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

March 29, 2012

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

A. Henry and Vera Keil, 73 Main St.

The applicant proposed to install a permanent non-retractable copper canopy over the landing of an existing porch at the Pig Hill Inn on the corner of Main St and Rock St. It was noted by the Board that the property has two front yards. The project will require front yard and lot coverage variances. The Board discussed the proposal and answered the following questions:

1. Whether an undesirable change will be produced in the character of the variance? 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? Board members stated no
3. Whether the requested variance is substantial? 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? Board members stated no
5. Whether the alleged difficulty was self-created? Board members stated no.

The applicant presented the board with signatures from neighbors acknowledging they were notified of the proposal.

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

The chairman called for a straw vote on the application. It was approved 4-0.

R. Turner moved to close the public hearing and J. Martin seconded the motion. The public hearing was closed at 7:14P.M.

B. Henry and Vera Keil, 34 West St.

The Chairman opened the public hearing at 7:15 P.M. The applicant proposed a covered porch with a carport and an exterior ADA accessible elevator shaft. The building is three stories and zoned B1 commercial. The proposal will require front yard variances. The Board members reviewed the proposal and reviewed the following questions:

1. Whether an undesirable change will be produced in the character of the variance? Board members agreed that the porches would be in conformity with other buildings on the street. And because of a deep front yard the elevator shaft would not impact the neighborhood.
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? 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.

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

The applicant presented the board with signatures from neighbors acknowledging they were notified of the proposal.

The Chairman called for a straw vote on the application as presented. It was approved 4-0.

Mr. Paul Henderson, 14 Stone St.(came in at 7:38 P.M.) - reviewed the canopy site plan with Mr. Keil for 73 Main St. Mr. Henderson stated he was satisfied and had no comment.

R. Turner moved to close the public hearing and E. Murphy seconded the motion. The public hearing was closed at 8:10 P.M.

Board Business:

The Chairman opened the workshop portion of the meeting at 8:10 P.M.

The Board reviewed the Foodtown/serroukas proposal referred by the Planning Board. A public hearing was scheduled for Thursday, April 19, 2012 at 7:30 P.M.

The meeting was adjourned at 8:17 P.M.

Donald Mac Donald, ZBA Chairman

Date