

Village of Cold Spring Zoning Board of Appeals
85 Main Street, Cold Spring New York 10516
Phone (845) 265-3611
Workshop meeting for Tania Drinnon, 212 Main St.

August 15, 2013

Present: Chairman; Donald Mac Donald **Members:** Marie Early, John Martin and alternate member, Alison Anthoine and Trustee Liaison, Stephanie Hawkins

Members absent: Greg Gunder and Ed Murphy

M. Early opened the meeting at 7:30 PM by reviewing the workshop process. The purpose of the workshop is to review the paperwork submitted by During a workshop meeting the ZBA does not comment on the project.

A list of materials was reviewed. The Board noted the following:

- It was noted by the Board that almost the entire house was in the setback and considered existing non-conforming.
- Since the house is on a corner lot it was noted that there are two front yards.
- Variances needed: Area variance and two front yard setbacks.
- It was noted that a portion of the porch is encroached onto Village property.

The Board noted the following items are needed:

- The height of the building which is determined at the midpoint of the gable.
- The south elevation was not provided. The Applicant noted she had the south elevation.
- Indicate balconette on the drawing.
- The distance from the property lines, measured at right angles, to the face of the addition
- Street names on drawings
- The covered porch area has to be added to the lot coverage but only that portion that is on the applicant's lot – not the portion that is on Village property.
- Footprint must be calculated in the lot coverage.

The applicant noted she had a discussion with the HDRB. The HDRB expressed concern over the height and bulk of the proposed addition. The Applicant noted she has a workshop scheduled with the HDRB and will present the HDRB the new design as quickly as possible.

A public hearing was scheduled for Thursday September 12, 2013 at 7:30 PM. The Board asked that the applicant submit all paperwork by Wednesday September 4, 2013.

C. Bachan noted the concern with HDRB was with the profile of the new roof.

The Board reviewed a list of adjoining neighbors.

Board business:

- Publication of notices – The Board currently proposed to shorten the published notice period from the current 10 day notice to a 5 day notice. The Village Board of Trustees will hold a public hearing regarding the proposed change.
- Signs - The board discussed placing a sign in the yard of applicants which will give additional notice that the property owner is before the ZBA and a public hearing is scheduled.
- Public notice mailings – The Board discussed stopping the return request receipt process and discussed alternate mailings. Some ideas offered were “certification of mailing” or “proof of delivery by post office”. The matter will be looked into further.
- The Board discussed meeting rules for Power Point presentations and discussed asking for paper copies of the power point presentation before the presentation takes place. The Board discussed a way to have a statement that could limit the time of the presentations.

The meeting adjourned at 9:35 PM

Marie E. Early, Zoning Board of Appeals Acting Chair
Village of Cold Spring

Date