

Village of Cold Spring Zoning Board of Appeals
85 Main Street, Cold Spring New York 10516
Phone (845) 265-3611
Workshop Peehl/Hall

February 10, 2014

Present: Chairman; Donald Mac Donald. Members: Marie Early, Greg Gunder, Edward Murphy, alternate member, Alison Anthoine. Trustee Liaison, Stephanie Hawkins; Nancy Tagliaferro , attorney to the ZBA

Member absent: John Martin

M. Early opened the meeting at 7:30 P.M.by reading the following legal notice:

“Notice is hereby given the Zoning Board of Appeals will hold a work session on Monday, February 10, 2014 at the Village Hall, 85 Main Street Cold Spring NY beginning at 7:30 pm for the purpose of discussions leading to rendering a decision on the application of Susan Peehl and Andrew Hall, 13 Fair Street, appealing the issuance of a Certificate of Occupancy for a shed in the rear yard of 14 Stone Street. The property is in the R-1 zone. “

M. Early noted that the Public hearing for Peehl/Hall was closed on January 16, 2014 and that this is a workshop meeting and there will be no comments from the public.

The Board reviewed and discussed a worksheet entitled Susan Peehl and Andrew Hall Appeal 14 Stone Street Shed Certificate of Occupancy.

M. Early proposed to deliberate and have a check point at 9:00 P.M. and a hard stop at 9:30. At that time if needed the next meeting will be scheduled.

At 9:00 P.M. the Board decided to continue.

At 9:25 the board reviewed dates for a next meeting which was set for Friday February 21, 2014 at 7:30 P.M. The purpose of the meeting will be to review the primary issues listed below:

- Instructions of the Building Inspector in 2008 to rebuild piece by piece.
- Covered porch section of shed became enclosed space.
- “Value of the land” associated with the shed rebuild.
- Small lot side yard exception for front “bump out”.

A. Anthoine moved to adjourn the meeting and G. Gunder seconded the motion. The meeting adjourned at 9:28 P.M.

Donald Mc Donald Zoning Board of Appeals Chairman

Date