

Village of Cold Spring Zoning Board of Appeals
85 Main Street, Cold Spring New York 10516
Phone (845) 265-3611
Work shop meeting

December 4, 2014

Present: Chair, Marie Early, members: Alison Anthoine, John Martin, Ed Murphy and Nancy Tagliafierro
legal counsel for the ZBA.

Members absent: Greg Gunder

Chair M. Early opened the meeting at 7:05 P.M.

Blu Homes, 1245 Nimitz Ave, Valiejo, Ca. 94592 property located at 37 Fair St.

Mr. Glenn Watson and Mr. David McCoy reviewed the project. The property is in the I-1 zone. The existing building will be removed. Two separate houses are being proposed. There will be a patio and a ramp between the two houses. There will be a 2 ½ car garage with a driveway. One house will be a sample and the other will be a design center. The sidewalk on Fair Street will be extended.

The variances needed are as follows:

- 50 ft. to 4 ft. front yard variance
- 50 ft. to 15 ft. both side yards variance
- 30 ft. to 10.9 ft. rear yard variance.

It was noted that the reason Cold Spring was picked was because it is in walking distance of the train. The area attracts a lot of hikers and out of town visitors who could be looking for vacation homes and weekend homes.

The proposed lot coverage is at 35%.

The size of the garage can be made smaller. The current application calls for a 2 ½ car garage; it can be made into a 2 car garage.

If models are sold they will be upgraded and connected and the foot print will not change.

The lot is a little over a quarter of an acre which makes it legally non-conforming I-1 lot.

The Board reviewed the submission and noted that the paperwork looks complete including a list of neighboring properties.

Items needed are as follows:

- Zoning conformance sheet needs to be filled out.
- A letter of the Planning board as taking lead agency The Zoning Board can write a letter to the Planning Board stating the ZBA has no intention to become lead agency.

- The Zoning Board cannot complete the process until a negative declaration is done by the Planning Board.

A discussion ensued over the Planning Board's intent to become Lead Agency for the Blu Homes proposal.

The ZBA will schedule a public hearing after SEQRA is done by the Planning Board.

A. Anthoine moved to send a letter to the chairman of the Planning Board acknowledging the Planning Board intent on becoming lead agency in this matter and we are waiving formal notice and consenting to them taking lead agency roll J. Martin seconded the motion. It was unanimously accepted.

Chair M. Early reviewed the list of adjoining neighbors and explained the process of notifying neighboring property owners. Glenn Watson will get the notification for the public hearing.

Other Business

Chair M. Early reviewed frequently asked questions. M. Early noted she received some suggestions from J. Martin. Other board members will still have a chance to review the frequently asked questions and respond.

Minutes:

- The minutes of October 16, 2014 were reviewed. J. Martin moved to approve the minutes as amended and E. Murphy seconded the motion. The amended minutes were approved 3-0. A. Anthoine abstained since she was not present at that meeting.
- The minutes of November 6, 2014 were reviewed. J. Martin moved to approve the minutes as presented and E. Murphy seconded the motion. The minutes were approved unanimously.
- The minutes of November 20, 2014 were tabled until the next meeting.

The Board discussed the next possible meeting date would be December 18, 2014 if any applications come in.

A. Anthoine moved to adjourn the meeting and E. Murphy seconded the motion. The meeting adjourned at 8:32 P.M.

Marie Early Zoning Board of Appeals Chair

Date