

**Village of Cold Spring Zoning Board of Appeals**  
**85 Main Street, Cold Spring New York 10516**  
**Phone (845) 265-3611**  
**Workshop meeting for Anne Impellizzeri, 15 HighStreet**

June 18, 2015

Members present: Chairman Greg Gunder members; Alison Anthoine, and John Martin

Chairman Gunder opened the workshop meeting at 7:35 P.M. and noted that the workshop is for completeness of the application.

Present with the applicant, Anne Impellizzeri, was Juhee Hartford from River Architects. The proposal requires front yard and side yard setbacks. It was noted that the building permit has not been received. Chairman Gunder noted that a public hearing cannot be scheduled until a building permit denial is received from the building department. The Board reviewed the proposal and the drawings. It was noted that the house is being extended to the back. The proposal meets the criteria for the small lot side yard setback.

The following items were requested by the board:

- The stats should include the covered porch in the front for the measurements of the lot coverage.
- The figures for the ½ story above the second floor are needed.
- Show that the proposed porch is in line with the other houses on the street and suggested photos to be taken at different angles in the street to see uniformity of the site lines from other properties.
- Determine height of the building for accuracy
- The Applicant should review the five points of zoning and make note of them during the presentation.

The Board reviewed a list of neighboring properties that need to be notified of the public hearing.

A public hearing was scheduled for 7:30 P.M. on July 16, 2015.

**Correspondence:**

- New York Planning Federation 2015 Planning /Zoning Summer School.

A. Anthonine moved to close the work session and J. Martin seconded the motion. The meeting adjourned at 8:37 P.M.

---

Greg Gunder Zoning Board of Appeals Chair

---

Date

