

**Village of Cold Spring Zoning Board of Appeals**  
**85 Main Street, Cold Spring New York 10516**  
**Phone (845) 265-3611**  
**Continued Public hearing for Anne Impellizzeri, 15 High Street**

August 20, 2015

Members present: Chairman Gregory Gunder members; Alison Anthoine, Elliott Hammond and John Martin

Present for the applicant were Anne Impellizzeri and Juhee Hartford from River Architects

Chairman G. Gunder opened the meeting at 7:37 P.M. by announcing the board members and noting the meeting was a continued public hearing.

Juhee Hartford reviewed the proposal showing site drawings that indicated a previously existing footprint and a proposed footprint. The proposed variance for the front is due to the proposed addition of a two-car driveway for off street parking. The applicant is requesting a 16 foot 8 inch front yard setback from the minimum 25 foot front yard requirement and a 3 foot 4 inch side yard variance from the minimum 7 foot 6 inch side yard requirement.

Mrs. Hartford reviewed the following items discussed at the last meeting (July 16, 2015):

- showed detail of the front porch line compared to other houses on the street
- Drainage from the back to the side was discussed.
- Six inches of insulation was added which shrunk the interior which did not change the request for a variance.
- The back deck has been reduced in size.

No new comments or responses since the last meeting

No members of the public were present.

The Planning Board noted there were no planning issues but did not notify the Zoning Board of Appeals of their decision as of this meeting but is shown in the minute of the Planning Board dated July 15, 2015.

E. Hammond moved to close the public hearing and A. Anthoine seconded the motion. The public hearing was closed at 8:04 P.M.

The workshop portion of the meeting opened at 8:04 P.M.

Chairman G. Gunder read the proposal attached.

The Board then reviewed the five variance criteria and upon balancing the findings to each of the five criteria came to the conclusion that the application conformed to the way the neighborhood is laid out.

A. Anthoine moved to grant the two variances as discussed above and E. Hammond seconded the motion.

A vote was taken as follows

Alison Anthoine	yes
Elliott Hammond	yes
John Martin	yes
Gregory Gunder	yes

**Board Business:**

The Board scheduled a workshop meeting at 7:30 P.M. to discuss and re-review the application of Gary D'Uros 15 Parrott St. for a 6 foot fence. The application was previously denied by the Zoning Board of Appeals and due to an Article 78, the Board must re-review the application and apply the balancing test in making their final decision.

A. Anthoine moved to adjourn the meeting and J. Martin seconded the motion the meeting adjourned at 8:54 P.M.

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Greg Gunder Zoning Board of Appeals Chair

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Date