

12/3/15

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

December 3, 2015

Members Present: Chairman, Gregory Gunder Members: Alison Anthoine, Elliott Hammond and John Martin.

Chairman G. Gunder opened the meeting by introducing the board members and a brief description of the meeting.

**1. New Business:**

***a. Melissa and Darrin Santos, 54 Parrott St.***

The Applicants and Vincent Leto from Westchester Modular Homes reviewed the proposed rebuild of an existing home destroyed by a fire. The home is on a non-conforming lot and will require a front and side yard variance. The Board reviewed the paper work and a list of neighboring residences to be noticed of the public hearing. The proposed new home will use the original foundation. The footprint will not change. A second floor will be added and the proposed porch will be smaller than the original porch which will affect the front and side yard variance. The Board requested a copy of the site plan showing the new and old construction. A public hearing will be scheduled for December 17, 2015 at 7:30 P.M.

***b. Sarah De Franco, 230 Main St.***

The Applicants and Vincent Leto from Westchester Modular Homes reviewed the application to build a new home and a garage on an empty lot. The lot is a corner lot, which will require a front yard variance. The Board reviewed the paperwork and reviewed a list of neighboring properties to be noticed of the public hearing. The applicant noted access to the driveway will be from Cedar St. The Board will schedule a public hearing for December 17, 2015 at 7:30 P.M.

***c. Anne Impellizzeri, 15 High St.***

The Applicant requested an addition of a partially covered porch and 3 inches for walls due to insulation. The applicant requested an increase in lot coverage. Mr. Hartford reviewed a previously approved application noting insulation does not add to the habitable space. The Board requested an explanation of the expansion of the porch and walls due to insulation. The Board scheduled a possible public hearing for December 17, 2015. The applicants will notice the same people they previously noticed regarding the public hearing. Chair Gunder added he would check with lawyer if a new application was needed with a denial from the Cold Spring Building Inspector.

**2. Upcoming Referrals:**

***James Hartford, 178 Main Street***

The Applicant proposed to make the building a passive house. The proposal was to raise the house two feet. A special permit will be requested for the front yard setback. A stoop would have to be built on village property. The Board requested a letter of consent from the Village to build on the stoop. The applicant requested a front yard setback.

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**3. Minutes:**

- The minutes of August 20, 2015 were reviewed some revisions were requested. J. Martin moved to approve the minutes as amended and E. Hammond seconded the motion. The revised minutes were approved unanimously.
- The minutes of September 3, 2015 were reviewed. A. Anthoine moved to approve the minutes as presented and J. Martin seconded the motion. The minutes were approved unanimously.
- The minutes of September 24, 2015 were tabled until the next meeting for further review by Board members.

J. Martin moved to adjourn the meeting and E. Hammond seconded the motion. The meeting adjourned at about 9:16 P.M.

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Gregory Gunder, Zoning Board of Appeals Chair

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Date