

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

January 7, 2016

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

Workshop opened at 7:38 by introduction of members

**Mark Robohm, 194 Main St.**

The applicant proposed a new landing, stairs and deck in the rear of the property, which requires a side yard variance.

Chairman G. Gunder explained the importance of the accuracy in calculating all the numbers involved in requesting Zoning variances. The Board reviewed the paperwork, the small lot section of the Village Code and reviewed a list of neighboring properties.

The Board requested the following:

- The lines on drawings should be clear by showing measurements.
- The Board discussed and expressed concern over the survey being that it is incomplete. The Board members gave the applicant different ways to obtain a complete survey.
- The applicant should bring photos.
- The Board suggested to the applicant to review Village Code #134-17(E)

The Board scheduled a public hearing for Thursday, January 21, 2016 at 7:30 P.M.

**2. Board business:**

Interpretation of the code in the matter of the application of James Hartford, River Architects regarding Village Code #134-9-(D)(4)- The Board discussed and reviewed there previous decision and public hearing. The Board members agreed that the argument made by the applicant was not feasible to the Village Code he referred to. Chairman G. Gunder will get advice from the Village Attorney regarding the new findings by the Board to use Village Code 134-9(E), which was cited on the original denial.

**3. Minutes:**

- The minutes of September 24, 2015 were reviewed A. Anthoine moved to accept the minutes as presented and E. Hammond seconded the motion. The minutes were unanimously approved.
- The minutes of December 3, 2015 were reviewed and J. Martin moved to accept the minutes as presented and Chairman G. Gunder seconded the motion. The motion was unanimously accepted.
- The minutes of December 17, 2015 were tabled for further review until the next meeting.

A. Anthoine moved to adjourn the meeting and J. Martin seconded the motion. The meeting adjourned at 9:15 P.M.

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Gregory Gunder, Zoning Board of Appeals Chair

Date \_\_\_\_\_