

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

January 21, 2016

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

Chairman G. Gunder opened the meeting at 7:38 P.M. by introduction of members

Mark Robohm, 194 Main St.

The Applicant presented the board with the return request receipts.

The Applicant proposed a addition of a porch and stairs to the North side of the house which is the rear of the house. There is a 27 inch drop from the door to the ground, so a back deck and stairs are needed for safe egress from the house at the rear. The door which is close to the edge of the property is a 10 foot sliding door. The proposed landing would be 7 ft. width by 10 ft. long a railing is not needed. The proposed setback for this addition is 3.25'. The Applicant presented photos of the back of the property. The lot is 50 feet wide, so the small lot calculation, 134-17(E), was used. A variance of 5.1' side yard variance was requested.

It was noted that there were no members of the public present nor was there any negative feedback from any of the neighbors.

The Board sent a request for an opinion to the Planning Board. The file was reviewed by the Planning Board and they responded with no comment.

A. Anthoine moved to close the public hearing and J. Martin seconded the motion. The public hearing closed at about 7:57 P.M.

The Board reviewed the five criteria. Four of the five criteria reviewed were in the applicant's favor. The Board members felt that it was not enough to deny the application for a variance.

In balance the board has found on four of the five criteria in the applicant's favor. As for the last criteria is not enough to cause a denial. The application seeks a minimal variance and will not change the character of the neighborhood and it permits the applicant to obtain a building permit. In balance the Boards finding on each of the criteria fully support the granting of the resolution 01-2016.

E. Hammond moved to accept the motion based on the balance read above and A. Anthoine seconded the motion.

A roll call vote was taken with the following results.

J. Martin	yes
A. Anthoine	yes
E. Hammond	yes
G. Gunder	yes

Workshop for Anne Impellizzeri, 15 High Street.

The applicant proposed a covered porch which would require a lot coverage of an additional 2.25% is needed for a total lot coverage of 32.25%. The Board reviewed the application and submissions. A public hearing was scheduled for February 4, 2016. The Board requested a survey to be submitted.

Minutes:

- The minutes of December 17, 2015 were reviewed and amended A. Anthoine moved to approve the amended minutes and J. Martin seconded the motion. The amended minutes were unanimously accepted.
- The minutes of January 7, 2016 were reviewed and amended

At 8:42. J. Martin left the meeting due to previous business commitments.

A. Anthoine moved to approve the minutes as amended and E. Hammond seconded the motion. The amended minutes were approved. 3-0 due to J. Martin leaving.

E. Hammond moved to adjourn the meeting and A. Anthoine seconded the motion. The meeting adjourned at 8:48 P.M.

Gregory Gunder, Zoning Board of Appeals Chair

Date