

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

APRIL 21, 2016

Members present: Chairman, Gregory Gunder and John Martin
Member absent: Alison Anthoine, Elliott Hammond

CALL TO ORDER

G. Gunder made introductory remarks noting that the purpose of the meeting was to review the materials prepared by the applicants were complete and satisfactory in advance of a public hearing. He further noted that no formal decisions would be made.

WORKSHOP FOR 164 MAIN STREET for a proposed shed requiring a variance for area setbacks and lot coverage in the R-1 district.

Martha Mechalakis, building owner and Applicant, was present. The ZBA reviewed the application portfolio and noted that it was well prepared. The board suggested that the Applicant notify property owner on rear (north) side of property and that said property owner be added to the application list. Applicant confirmed the proposed shed would not have electrical service and would be used for storage of bicycles, gardening tools, etc. It was the consensus of ZBA that the application is sufficiently complete.

WORKSHOP FOR 59 PARROT STREET for reconstruction of an accessory building for personal use studio after demolition of an existing garage and rebuild requiring area variances in the R-1 district

Present were building owners Amy and John Bennett with their architect Richard Vail. The ZBA reviewed the application portfolio and noted that it was well-prepared. The board suggested that the Applicant notify property owner at 56 Parrott St and to add said property owner to the application notification list. The Applicant presented two site plans: one describing existing conditions and the other site plan the proposed modifications. ZBA suggested that, for clarity, a single plan be submitted showing both existing and proposed changes. The board noted that lot coverage was within 30% allowance. The board noted that the property doesn't qualify for "small lot" calculations.

The board noted that the proposed construction will increase the proposed building height from the existing one story to one and a half stories of 22'-6". The height falls within the 35'

limit. The board asked applicant to confirm distance between house and accessory building on the drawings. ZBA returned plans to applicant for revision and resubmission on the Tuesday before the next scheduled ZBA meeting.

MINUTES:

The board was unable to review minutes of February 4, 2016 since there was not a quorum present for approval.

John Martin moved to adjourn the meeting at 8:30pm and Greg Gunder seconded the motion.

Gregory Gunder, Zoning Board of Appeals Chair

Date