

**Village of Cold Spring Zoning Board of Appeals  
85 Main Street, Cold Spring New York 10516**

**Workshop**

The Village of Cold Spring Zoning Board of Appeals held a workshop meeting on June 2, 2016 at 7:30pm at the Village Hall, 85 Main St.

Attending were board members: Gregory Gunder, Alison Anthoine, Elliot Hammer and John Martin. Also in attendance was Village Attorney John Furst.

**CALL TO ORDER**

G. Gunder called the meeting to order at 7:36pm

G. Gunder made introductory remarks noting that the night's meeting was a workshop to review the materials prepared by the applicant. He further noted that no formal decisions would be made.

**WORKSHOP FOR 26 ROCK STREET - for a proposed sub-division in the R1 district.**

- a. Fred Santivenere building owner and applicant was present
- b. G. Gunder noted that the applicant had been referred to the ZBA by the village planning board to determine what variances may be required in order for planning board review/approval of the proposed subdivision to proceed.
- c. Reading through the application it was noted that.
  - i. Applicant does not reside at the property
  - ii. Applicant has paid the appropriate fee and that the escrow paid with the planning board application would be rolled over to the ZBA.
  - iii. Applicant has submitted the SEQOR short form.
  - iv. Applicant was informed of the requirement to mail copies of the notice of public hearing (certified/return receipt) to all the neighbors identified on the application. Green receipts to be brought to the public hearing.
  - v. Applicant to provide original five copies of past zoning variance schedules and two full-size site plans with tables included.
  - vi. Applicant to provide photographs illustrating the properties and their relationship to adjacent properties as well as relevant areas that may require variances.
  - vii. Applicant to submit tax map.
  - viii. Applicant to provide a copy of the Title Report to clarify the relationship between the properties at 24 and 26 Rock Street.

- d. Applicant gave a history of the property, which has been in his family for several generations. ZBA discussed the fact that only the applicant for 26 Rock Street was present and that the owner of 24 Rock St will also need to make an application or give authorization for applicant to act on their behalf before the ZBA can act.
- e. Citing insufficient information, the ZBA elected not to schedule a public hearing at this time.

#### MINUTES

A. Anthoine made a motion to accept the minutes for the May 19, 2016 meeting as amended. E. Hammer seconded and the motion passed unanimously.

A. Anthoine made a motion to adjourn. J. Martin seconded and the meeting was adjourned at 8:42pm. The next meeting will be on June 16, 2016.

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Gregory Gunder, Zoning Board of Appeals Chair

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Date