

**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 on September 1, 2016 at 7:30pm at the Village Hall, 85 Main St.

Attending were board members: Gregory Gunder, chair, Aaron Wolfe, John Martin and Alison Anthoine. Elliott Hammond was absent

**CALL TO ORDER**

G. Gunder called the meeting to order at 7:30pm and made introductory remarks noting that the purpose of the meeting was to conduct a workshop for the property at 2 Depot Square for alterations to an existing multi-family residential building.

G. Gunder noted that the village attorney has reviewed and commented upon the application regarding parking requirements. Although the Planning Board will be responsible for making a recommendation for parking waivers, the ZBA acknowledges the issue.

Gunder expressed the board's desire for applicant to submit an amended application combining the work on the building and the landscaping. This will require an amended application form and a letter from the property owner granting permission.

**WORKSHOP**

**2 Depot Square**

Architect Karen Parks appeared on behalf of the property owner. The building currently has three apartments and owner wishes to convert it into a four-unit property. Owner's original intent was conversion into a five-unit building, but parking considerations have caused the reduction in project scope.

Parks presented an overview of the project which includes: rebuilding and expansion of existing deck, enclosure of existing porch, replacement of existing perimeter fence and installation of a new pergola.

Parks submitted a revised site plan, certificate of occupancy, deed and a photo-shop illustration of the completed project. ZBA requested Parks to provide existing condition photographs.

The Planning Board has declared the property as SEQR Type 1 and will be the lead agency. The applicant will submit a long-form environmental statement for review by all interested village boards.

The ZBA discussed possible dates and requirements for a public hearing on the application, noting that the Planning Board must make its ruling before the ZBA can schedule the hearing.

When a date is set, applicant will send notification registered/return receipt to neighboring properties at:

- 1 Depot Square
- 6 Depot Square
- 37, 40, 43, 45, 133 & 134 Main St

A. Antoine made a motion to adjourn the meeting. J. Martin seconded and the meeting was adjourned at 8:20pm.

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Gregory Gunder, Zoning Board of Appeals Chair

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Date