

**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 public hearing on October 6, 2016 at 7:30pm at the Village Hall, 85 Main St.

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

G. Gunder called the meeting to order at 7:32pm and made introductory remarks noting that the purpose of the meeting was to conduct a Workshop for the property at 13 Whitehill Place.

1. **13 WHITEHILL PLACE:** Applicant Jonathan Shields. Alterations to existing residential building in the R-1 district.

Justin Kacur (architect with Highlands Architecture) presented drawings, site survey and zoning conformance worksheet. He also presented photographs of neighborhood properties. Proposed alterations do not exceed lot coverage maximums. Applicant wishes a 12'-7" variance to front setback requirements for a new porch and a 4'-4.5" variance for a bay window.

Public Hearing will be scheduled for the first October meeting of the ZBA.

2. Review and Approve Minutes

Reviewed Minutes for the following Workshops 6/2/16, 7/21/16, 9/1/16

Approved Minutes for 8/18/16

J. Martin made a motion to adjourn the public hearing. A. Wolfe seconded and the Workshop was adjourned at 9:07pm.

Gregory Gunder, Zoning Board of Appeals Chair

Date