

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

Public Hearing

The Village of Cold Spring Zoning Board of Appeals held a public hearing on October 20, 2016 at 7:30pm at the Village Hall, 85 Main St. Attending were board members: Gregory Gunder, chair, Aaron Wolfe, John Martin, Alison Anthoine and Elliott Hammond.

1. 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 continue the public hearing for the property at 2 Depot Square.

2. **2 DEPOT SQUARE:** Applicant Catherine Blanche. Alterations to existing multi-family building in the B-1 district and addition of a pergola on the property.

Architect Karen Parks appeared on behalf of the property owner. Parks presented a revised building plans and a zoning conformance sheet. The proposed work includes requested variances related to: parking, setbacks, deck and stair modifications, fence and pergola.

Board Discussion

- Concern was expressed that the pergola may be covered at some future date impacting lot coverage that will be part of the ZBAs deliberations.
- Depending upon the grade elevation chosen, the fence height may not meet code while still be required for safety.

A. Anthoine made a motion to keep the public hearing open, but so far ZBA members haven't heard anything that would prevent them from recommending that the planning board recommend a parking waiver for five spaces (to the Village Board Of Trustees.) E. Hammond seconded and the motion passed unanimously.

3. MINUTES

None

4. ADJOURNMENT

A. Anthoine made a motion to adjourn the meeting. E. Hammond seconded and the meeting was adjourned at 8:50pm.

Submitted by M. Mell

Gregory Gunder, Zoning Board of Appeals Chair

Date