

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

Workshop Meeting

The Village of Cold Spring Zoning Board of Appeals held a workshop meeting on January 5, 2017 at 7:30pm at the Village Hall, 85 Main St.

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

1. CALL TO ORDER

G. Gunder called the meeting to order at 7:35pm and made introductory remarks noting that the purpose of the meeting was to conduct a workshop for 34 Parsonage Street.

2. **34 PARSONAGE STREET:** Applicants Scott Frommer and Yoko Hirano. Alterations to existing single-family property in the R-1 district and request for a side-yard setback waiver.

Applicants presented: building department denial, proof of deposit, deed, application form, conformance worksheet, site plan, floor plans and survey.

ZBA reviewed the application materials and made the following comments.

- As the property sits on the border between Cold Spring and Nelsonville, notices for any public hearing should be sent to those neighbors on the Nelsonville side as well.
- Lot is 45'x100' and the small-lot criteria will be used to compute set-backs.
- Site plan must be resubmitted to show: property lines, the existing building, proposed new work, current lot coverage and anticipated new lot coverage.
- SEQR will likely be Type II.
- If applicants reduce the size of the construction then the side-yard set-back would fall within code limits and ZBA consideration would not be required

3. ADJOURNMENT

E. Hammond made a motion to adjourn the meeting. A. Wolfe seconded and the meeting was adjourned at 8:25pm.

Submitted by M. Mell

Gregory Gunder, Zoning Board of Appeals Chair

Date