

**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 February 2, 2017 at 7:30pm at the Village Hall, 85 Main St.

Attending were board members: Gregory Gunder, chair, Aaron Wolfe and Alison Anthoine. Elliott Hammond 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 124 Main Street.

2. **124 MAIN STREET:** Applicant Hussein (Jimmy) Abdelhady and attorney Bill Florence appeared before the ZBA. Applicant seeks to create a 5-room hotel above the Silver Spoon Restaurant (which he owns.) Applicant has submitted:

- Application
- Deposit of fees
- Building department denial
- Deed
- Short form environmental impact statement
- 2000 building permit
- Survey
- Site plan
- Interior plans

ZBA members reviewed the application materials and determined which adjacent properties will need to be notices for the public hearing when it is scheduled.

The second floor use is changing from two apartments to five guest rooms with baths. Five parking spaces would be required. Applicant believes he has four and would only need a waiver for one. G. Gunder noted this would be an issue for discussion at the public hearing. Applicant will also need to appear before the planning board to determine how many parking waivers may be required.

A public hearing was scheduled for March 2, 2017.

3. BUDGET

Budget line items will include: personnel services, training and supplies. G. Gunder to circulate proposed budget to members for review.

4. MINUTES

A. Anthoine made a motion to accept the minutes of the 10-20-16 meeting. A. Wolfe seconded and the motion passed unanimously.

A. Anthoine made a motion to accept the minutes of the 8-4-16 meeting as amended. A. Wolfe seconded and the motion passed unanimously.

5. ADJOURNMENT

A. Anthoine made a motion to adjourn the meeting. A. Wolfe seconded and the meeting was adjourned at 8:28pm.

Submitted by M. Mell

Gregory Gunder, Zoning Board of Appeals Chair

Date