

**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 workshop on August 4, 2016 at 7:30pm at the Village Hall, 85 Main St.

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

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 public hearing for the property at 7-9 Furnace Street. Applicant seeks approval of in-kind replacement of 6'-0" stockade fence.

2. PUBLIC HEARING

Karim Taylor was present on behalf of the owners (Luz and Victor Llaja). She presented drawings and photos in support of the application. She also submitted postal receipts for the notifications sent to eight neighbors. Four responded.

G. Gunder read a letter in support of the application from Ken Counselman.

G. Gunder read a letter in support of the application from James Hartford

Village code limits fence heights to 4'-0" and the ZBA discussed the merits of the application for a variance to allow a 6'-0" fence. Applicant's primary argument was a need for privacy from adjacent properties. Except in cases of property adjacencies to public properties, the ZBA typically declines variances based solely upon privacy concerns.

A. Anthoine made a motion to keep the hearing open and for ZBA members to visit the site and a similar area on Kemble Ave. E. Hammond seconded and the motion passed unanimously.

The public hearing will reconvene at the Aug. 18, 2016 ZBA meeting.

3. MINUTES

A. Anthoine made a motion to accept the minutes of the May 19, 2016 meeting. J. Martin seconded and the motion passed unanimously.

4. A. Anthoine made a motion to adjourn the meeting. The motion was seconded by A. Wolfe and the meeting was adjourned at 8:45pm.

Gregory Gunder, Zoning Board of Appeals Chair

Date