

**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 7, 2019 at 7:30pm at the Village Hall, 85 Main St.

Attending were board members: Aaron Wolfe, chair, John Martin, Donald MacDonald and Grace Lo. Eric Wirth was absent.

**CALL TO ORDER:** A. Wolfe called the meeting to order at 7:30pm and made introductory remarks noting that the purpose of the meeting was to conduct a workshop for 6 Chestnut St. and 59 Morris Ave.

**6 Chestnut St.: Request for side and rear yard setbacks for a shed and 6' gate**

Applicant presented a site plan and pictures of the shed and gate. During the discussion it was noted that:

- The shed was installed without understanding that ZBA approval was required
- The shed is 8'x10' and located at the back of the rear yard
- The gate is wrought iron approximately 6' high
- The revised application and drawings will identify the shed as "existing" and the gate as "proposed"
- Revised site plan will identify agency that prepared it
- The lot falls under the "narrow lot" classification of the Village Code
- Per code, shed may not occupy more than 30% of the back yard setback. Applicant to show calculations on revised drawings
- Gate is 6" from the property line
- Gate height varies
- Applicant referred to code section 134-17.E
- Applicant will notify adjacent properties of upcoming public hearing
- Applicant will post signage about public hearing per new Village regulations
- Only a short-form environmental statement is required
- Escrow and other fees to be paid
- Public hearing scheduled for 2/21/19

**59 Morris Ave: Request for a lot size variance**

Badey & Watson, appearing on behalf of applicant, explained that this request is to correct a discrepancy in the survey necessary to allow subdivision of the property.

Application is in order, except for short-form environmental statement, which will be submitted on 2/8/19. A public hearing is scheduled for 2/21/19.

**MINUTES**

J. Martin made a motion to adopt the 11/15/18 minutes. D. MacDonald seconded and the motion passed 3-0-2.

**ADJOURNMENT**

D. MacDonald made a motion to adjourn the meeting. J. Martin seconded and the meeting was adjourned at 8:30pm.

Submitted by M. Mell



---

Aaron Wolfe, Zoning Board of Appeals Chair

3/21/2019  
Date