

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

Public Hearing & Workshop

The Village of Cold Spring Zoning Board of Appeals held a public hearing and a workshop on May 16, 2019 at 7:30pm at the Village Hall, 85 Main St. Attending were board members: Aaron Wolfe, chair, Donald MacDonald, Grace Lo, John Martin and Eric Wirth.

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 public hearing for 5 Railroad Ave and a workshop for 15 Main St.

PUBLIC HEARINGS

Public hearing for an application for a shed requiring lot coverage and setback variances.

Applicant presented picture of the proposed shed, a survey, environmental impact statement, application and described the project. Applicant's architect (James Hartford of River Architects) noted that a narrow lot exemption applies to the property and that the applicant seeks a 7'-0" rear yard variance and a 4% lot coverage variance. During the discussion it was noted that:

- The proposed shed is a 140SF accessory building to be located in the middle of the back yard; used for tool storage, a studio, and home project equipment
- Shed will have no exterior lighting

There was no public comment. J. Martin made a motion to close the public hearing. E. Wirth seconded and the motion passed unanimously at 8pm.

BOARD DISCUSSION

During the Board's discussion it was noted that:

- Given the small lot size, the shed is located in the best possible spot
- ZBA suggested the applicant take steps to mitigate rainwater runoff from the shed roof
- Board considered the NYS area variance criteria

J. Martin made a motion to grant the application, contingent upon applicant taking steps to address rainwater runoff and that these steps are identified on the construction drawings. G. Lo seconded and the motion passed unanimously.

WORKSHOP

15 Main Street. - Workshop for possible front stoop area. No application made yet.

Juhee Lee-Hartford, of River Architects, appeared on behalf of the applicant. She presented a site plan, building plan, elevations and photographs. She noted applicant's desire to purchase a portion of the sidewalk, in front of the property to construct a stoop.

During the discussion it was noted that:

- The project may require a front yard setback variance, area variance and lot coverage variance
- Property is a pre-existing, non-conforming building

MINUTES

E. Wirth made a motion to adopt the 5-2-19 minutes as amended. A. Wolfe seconded and the motion passed unanimously.

ADJOURNMENT

J. Martin made a motion to adjourn the meeting. E. Wirth seconded and the motion passed unanimously 9:17pm.

Submitted by M. Mell



6/6/19