

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY, OCTOBER 8, 2015 – 7:00 P.M.**

Present Were:

Mike Kelly, Chairperson
Matthew Bannan
Kevin Finn
Steve Fogarty
Philip Adams

Also Present:

John Furst – Attorney
Roberta Hastey, Recording Secretary
Carl & Liz Meyer Applicants

Chairman Kelly called the meeting to order at 7:10 P.M.

Minutes

Motion was made by Mr. Finn to approve August 13, 2015 minutes, seconded by Mr. Bannan, approved by all.

New Business

Carl Meyer- 26 Andrews Street - Applicant is requesting relief from Zoning Code 172-38 C to allow construction of a carport that does not comply with the setback requirements for accessory structures. Applicant is requesting a side yard setback of 3' on the right side yard

Affidavits of mailing were presented to the Board.

Mr. Meyer explained the request was for a carport which would be very helpful in bad weather to enter their side entrance but would place within 3ft of their neighbors' property line.

Mr. Adams asked what was currently in the space to be used as a carport
Mr. Meyer stated there is about 2 ½ to 3 feet of concrete which steps down to the driveway.

Mr. Finn asked if there was any response from the next door neighbor.
The neighbor, Ms. Welch was in attendance and commented that they had no issue with this enhancement.

Chairmen Kelly noted there was already a garage in existence.

Mr. Finn raised a concern about access by emergency equipment but it was noted that it would not be significantly different than the current access.

Public Comment

Sandy Welch representing her parents at 22 Andrews and reiterated they had no issue with the carport.

Chairman Kelly asked the difference between 22 Andrews and 26 Andrews – both will be 3ft from the property line for a total of 6 feet between the two properties.

No other neighbors were in attendance and there were no letters received regarding the application.

Mr. Bannan motioned to close the public hearing. Mr. Adams seconded. All approved

Public Comment Section was closed

Mr. Finn wanted to clarify that it was an approval for an accessory structure and that if in the future they wanted to enclose the carport that would require another variance request. Atty Furst stated it would and would be subject to greater setback requirements.

Mr. Adams asked Mr. Meyer if the wall could be removed to create more space for the carport and Mr. Meyer replied that it is needed for the steps to the driveway.

Mr. Bannan read the letter from the Orange County Department of Planning finding no issue on their part.

Atty Furst noted it was a type 2 exempt from SEQRA as it had no significant environmental impact.

Mr. Finn motioned to approve the variance. Mr. Bannan seconded. All approved.

Atty Furst will put together a written resolution for Board to review and approve and file.

Motion to adjourn was made by Mr. Finn, seconded by Mr. Fogarty, approved by all.

Meeting adjourned at 7:26

Respectfully submitted,

Roberta Haste
Recording Secretary