

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY, JANUARY 14, 2016 – 7:00 P.M.**

Present Were:

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

Also Present:

Michael Frascarelli – Attorney
Roberta Hastey, Recording Secretary
Barbara Fletcher Applicant

Due to the fact that the police were on a call and there was no time given to open the Hall, the meeting began outside.

Chairman Kelly called the meeting to order at 7:14 P.M.

Minutes

Motion was made by Mr. Kelly to approve October 10, 2015 minutes, seconded by Mr. Bannan, approved by all.

New Business

Mr. Finn read the notice into the record:

BARBARA FLETCHER Applicant is requesting a variance of §172-8.C, with respect to the rear yard setback, and §172.51 of the Village Zoning Code to allow for the construction of a rear deck attached to an existing residential structure which does not meet the rear yard setbacks.

Ms. Fletcher stated the planned deck was an extension of an existing porch. The porch will not meet the 30 feet set back requirement but will be at 19 feet. It will make the house more handicapped accessible. The space behind is not usable as it is a hill.

Mr. Kelly stated Mrs. Fletcher works for him but as there were enough members to vote and no controversy involved or objections to the plan, this would not be an issue.

Public Comment

One member of the public attended the hearing but it was in support of the deck. Comments were requested but no comments were made.

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

Public Comment Section was closed

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

Mr. Fogarty motioned to approve the variance on proof that the mailings had gone out and no correspondence against the application is found. Mr. Bannan seconded. All approved.

Meeting resumed inside at 7:23. Correspondence was looked for inside but none found.

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

Meeting adjourned at 7:30

Respectfully submitted,

Roberta Hastey
Recording Secretary