

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY, MAY 11, 2017 – 7:00 P.M.**

Present Were:

Kevin Finn, Chairperson
Philip Adams
Matthew Bannan
Michael E. Doyle
Steve Fogarty

Also Present:

John Furst, Attorney
Roberta Hastey, Recording Secretary
Gary Haugland and William Zuk, Applicants
John Till, Architect for Applicants
Joe Gross, Lafayette Street

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

MINUTES

Motion was made by Mr. Bannan to approve February 23, 2017 minutes, seconded by Mr. Adams, approved by all but Mr. Doyle who abstained.

NEW BUSINESS

Gary Haugland and William Zuk- 32 Mountain Road-

Applicants are requesting an area variance from the rear yard setback requirement from the required 30' to 4'8" set forth in §172-8C(1) of the Village Zoning Code. The area variance will allow an addition to an existing single family home on a non-conforming lot. The property is situated at section 107, block 9 lot 7.1 in the Village of Cornwall-on-Hudson. The property is located in the SR Zoning District.

Mr. Till presented plans for an addition on the first floor to the side and extending a second floor bedroom on top of an existing sun room. The extension of the bedroom on the second level on top of the sun room will not encroach any more towards the back than the sun room is currently. They are looking to extend an existing non-conformity. The home is a cottage-style dwelling and they will keep the existing styling, including clapboard-styled siding and will maintain the existing roof and chimney lines. The side extension does not require a variance as it is within conformance. The back neighbors sit 20-30 feet higher so the bedroom will not affect their privacy. The existing drainage/sheet flow will remain the same. There will be a porch added where there is currently a patio in the front but that also is within conformance and does not need a variance.

Mr. Finn opened the hearing to the public.

Joe Gross, Lafayette Street, is an immediate uphill neighbor and was also raised in the home. Mr. Gross stated he was in favor of the additions as long as they are done according to the plans that have been presented. The change maintains the integrity of the neighborhood.

Mr. Kelly asked if any other neighbors had objections, the applicant had spoken with Mr. Reynolds and stated he had no objections.

Motion to Close the Hearing

A Motion was made by Mr. Fogarty to close the hearing, seconded by Mr. Bannon, approved by all.

Mr. Finn polled the Board for comments and he and Atty Furst went through the considerations for the variance:

1. **Community Character** – No negative impact on community character.
2. **Is there another way to meet the objectives of applicant** – House lot is unique and there is no other way to achieve goals.
3. **Whether variance is substantial** - It is not substantial.
4. **Adverse effect** – Should cause no adverse environmental effects.
5. **Self-created** - But balanced by other factors.

Atty Furst noted it was a Type II action and that it did not need a referral from the County.

Motion to Approve the Application

A Motion was made by Mr. Fogarty to approve the application, seconded by Mr. Adams, approved by all.

ADJOURNMENT

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

Meeting adjourned at 7:30

Respectfully submitted,

Roberta Hastey,
Recording Secretary