

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY, JUNE 8, 2017 – 7:00 P.M.**

Present:

Philip Adams
Matthew Bannan
Michael E. Doyle
Steve Fogarty

Absent:

Kevin Finn, Chairperson

Also Present:

John Furst, Attorney
Roberta Hastey, Recording Secretary
Matthew Carbrerra, Rep for Applicant

Steve Fogarty was nominated to stand in for Mr. Finn. Mr. Fogarty called the meeting to order at 7:10 P.M. and opened the hearing by reading the notice.

NEW BUSINESS

Eddi Barbosa – 19 Cherry Avenue Applicant is requesting an area variance from the left and right side yard setback requirement as well as the total side yard setback requirement set forth in §172-8C(1) of the Village Zoning Code. The area variance will allow an addition to an existing single family home and the construction of a garage.

Mr. Carbrerra, representing Mr. Barbosa, presented the plans for the additions and explained the need for moving the garage further into the setback. To provide a reasonable turning radius to enter and exit the garage, the garage needed to be moved over a few feet. They reduced the size of the garage to limit the variance.

Adding a single-story garage, squaring off mud room and will be replacing windows (included boarded-up window) and replacing the aluminum siding with vinyl siding so windows, siding and roofing on garage and house will all match. Debris will be removed.

There was no public in attendance and no correspondence regarding the variance.

Motion to Close the Public Hearing

A Motion was made by Mr. Bannan to close the hearing, seconded by Mr. Doyle, approved by all.

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

The members of Board discussed the application and ran through for the variance:

1. **Community Character** – No negative impact on community character – most lots on the street are non-conforming.
2. **Is there another way to meet the objectives of applicant** – House lot is unique and there is no other way to achieve goals. The garage has been reduced in size to require less of a variance.
3. **Whether variance is substantial** – Overall it is not substantial.

4. **Adverse effect** – Should cause no adverse environmental effects.
5. **Self-created** – Yes, but balanced by other factors.

Motions to Approve the Variances

A Motion was made by Mr. Adams to approve the left side yard setback in conjunction with the front porch and mudroom variance, seconded by Mr. Fogarty, approved by all.
A Motion was made by Mr. Fogarty to approve the variance on the left-side yard setback in conjunction with proposed garage, seconded by Mr. Bannan, approved by all.
A Motion was made by Mr. Fogarty to approve the variance on the right-side yard setback in conjunction with the mudroom and front porch, seconded by Mr. Bannan, approved by all.
A Motion was made by Mr. Fogarty to approve the variance on the total yard setback, seconded by Mr. Bannan, approved by all.

MINUTES

Motion was made by Mr. Fogarty to approve May 21, 2017 minutes, seconded by Mr. Bannan, approved by all.

ADJOURNMENT

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

Meeting adjourned at 7:35

Respectfully submitted,

Roberta Hastey,
Recording Secretary