

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY, SEPTEMBER 14, 2017 – 7:00 P.M.**

Present:

Kevin Finn, Chairperson
Philip Adams
Steve Fogarty

Absent:

Matthew Bannan
Michael E. Doyle

Also Present:

Michael Frascarelli, Attorney
Rivanos, Applicants
Ben Maggio, Building Inspector

Mr. Finn called the meeting to order at 7:10 P.M. and opened the hearing by reading the notice.

NEW BUSINESS

Grace, Gene and Christopher Rivano - 17 Cherry Avenue - Property owners for an area variance from the front yard setback requirement set forth in §172-8C(1) of the Village Zoning Code. The Village Code requires a thirty (30) foot front yard setback, while the applicants seek a twenty-three (23) foot setback. In addition, the applicant may also need side yard and total side yard variances. The area variance will allow the expansion of an existing front porch to an existing single-family home. The property is situated at section 107, block 4 lot 36 in the Village of Cornwall-on-Hudson, said lot also being known as 17 Cherry Avenue. The property is located in the SR Zoning District.

Applicant states they are looking to put a front porch on the house, replacing the current deck. Affidavit of publication was presented to the Board by Grace Rivano, applicant.

Ben Maggio, Village Building Inspector described the variance – the home is on a non-conforming lot, they are looking to add a front porch and there is enough room to meet the easements utility companies would need. The new deck would allow only 23 feet front easement. The new porch will go the length of the house and will make the foot print more non-conforming but will not change the side yard easements.

New deck will be 6 feet and 29 feet (length of house) which is 2 feet deeper than the current porch and 2 feet longer. There is 24 feet easement currently from edge of steps – steps are remaining.

Mr. Finn asked about drainage from the new porch roof. Mr. Rivano explained there will be a gutter for the porch and a gutter for the house. Gutters will be further away from neighbors than they are currently and should provide for better drainage. There will be no drainage onto the driveway.

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

1. **Community Character** – No negative impact on community character similar to other lots.
2. **Is there another way to meet the objectives of applicant** – Options are limited and they are using what is possible
3. **Whether variance is substantial** – Variance is modest.
4. **Adverse effect** – Should cause no adverse environmental effects.
5. **Self-created** – Yes, but balanced by other factors.

Close of Public Hearing

Mr. Finn closed the public comment part of the hearing.

It was noted that in regards to SEQRA it is a type II action no further consideration needs to be made.

Motions to Approve the Variances

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

MINUTES

Motion was made by Mr. Fogarty to approve June 8, 2017 minutes, seconded by Mr. Adams, approved by all.

ADJOURNMENT

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

Meeting adjourned at 7:22pm

Respectfully submitted,

Roberta Hastey,
Recording Secretary