

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY, JULY 12, 2018 – 7:00 P.M.**

Present:

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

Absent:

Philip Adams

Also Present:

Tom Skrabble engineer for applicants
John Furst Village Attorney
Andrew Fetherston, Village Engineer
Roberta Hastey, Recording Secretary

Mr. Finn called the meeting to order at 7:05 P.M. and opened the hearing by reading the notice.

NEW BUSINESS

Joanne Morano and Robert Keefe - 39 Grandview Avenue - Applicant is requesting an area variance from §172-14.1.C(4) of the Village Zoning Code to permit land disturbance within the Village's steep slope buffer zone. The area variance will allow the installation of a 600 square foot concrete pool and paver patio to an existing single-family home.

The Village Engineer, Andrew Fetherston, sent a response to the application and his memo was read into the record. Dated 7/6/18 comments on the two sheets presented were as follows:
1) Fill materials and compaction should be provided; 2) walls should be designed by licensed professional engineer; 3) 1-1 slope should be reflected in details; 4) doors from house that lead to pool must be self-closing and self-latching; 5) provide details for fence and gates; 6) provide check list or other confirmation that the swimming pool meets code; 7) show tree line on site plan; 8) silt fence should extend beyond the grading limit; 9) plans should show NY State DEC details for wire reinforced silt fence and stabilized construction entrance; 10) note should be revised to ensure stabilization within 7 days of disturbance 11) the engineer should consider the use of a slope stabilization blanket; 12) plan should be a set not two separate sheets.

Mr. Skrabble, engineer for the applicants, went through the plan and noted there was a revision done that reflected changes requested by building inspector. There will be a small patio adjacent to the pool built over existing patio and the pool will be built into slope to disturb as little slope as possible. Main pool overflows into step pool to step it down the slope again to minimize disturbance to slope area. immediately below the catch area are two retaining walls. Main steep slope ends 13 feet beyond the lowest wall. There is no existing large vegetation on the lot, just landscaping. Mr. Skrabble agrees with the comments made by Mr. Fetherston and will make noted changes. Soil borings were done. Preexisting material was good bearing any new material will be crushed stone as requested by engineer. Any vegetation stabilizing the steep slope is at least 13 feet away from the construction and will not be disturbed at all. Mr. Finn asked about drainage – this would not affect current drainage, only increasing the non-porous surface by 150sq feet and it should actually decrease the water that comes off the property as the pool and basin have storage.

Close of Public Hearing

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

County left it up to local determination and 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 contingent on compliance with stipulations, seconded by Mr. Bannan, approved by all.

MINUTES

Motion was made by Mr. Bannan to approve September 14, 2017 minutes, seconded by Mr. Doyle, approved by all.

ADJOURNMENT

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

Meeting adjourned at 7:36pm

Respectfully submitted,

Roberta Hastey,
Recording Secretary