

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY JANUARY 13, 2011 - 7:30 P.M.**

Present Were:

Peter Osinski, Chairperson
Andrew Maroney
Mike Kelly
Tom Petersen

Also Present:

Kristen Boyle, Recording Secretary
Mr. Dowd- Attorney

Absent Was:

Robert Quillin

Mr. Osinski called the meeting to order at 7:30 P.M.

A motion was made by Mr. Petersen to open the meeting. This was seconded by Mr. Maroney and all voted in favor.

PUBLIC HEARING

Bull Run Properties- Applicant is requesting a variance to convert an existing 2 story brick garage and shed into a single family residence with a front yard setback of 15 feet.

The applicant was advised that with only 4 members present tonight and 1 recusing himself, the board would have to vote unanimously in favor of his application for the variance to be granted. The applicant advised he will take his chances and go forward.

The applicant went over his plans for lot #7. There is an existing 2 story garage which will be converted to a single family residence. If for some reason the garage can not be converted a new structure will be erected

which will meet the required setbacks. The applicants states that he did have a professional look at the structure and it he is pretty sure the building can be restored.

Mr. Osinski states he did speak with the chairman of the Planning Board and they are supportive of this application. However it should be noted that if the building can not be saved, it will need to go back to the Planning Board for new site plan approval.

Mr. Dowd states that the variance will be conditional to the existing building. The set back will only apply to what currently exists.

There were no comments from the public; however the comments from Decembers meeting are added to this meetings record.

Joseph Barth- 43 Spruce St- States the homes on Spruce aren't set back 30 feet. It wouldn't really change the characteristics of the neighborhood. He does ask if saving the structure will be more costly. The applicant advises that if it costs too much it won't be workable. But yes this will be more expensive while at the same time it will be unique.

Barbara Gosda- Homeland Ave- States that a indication that the Planning Board won't move forward without a variance is reassuring.

The applicant states that if the Planning Board wants to stipulate that they won't grant an approval without knowing for sure what will happen to the building, then he will need to do whatever needs to be done.

Edith Barth-43 Spruce St- Asks if the owner can be forced to keep the building. If not then this shouldn't be a difficult thing.

The hearing was closed and the meeting was opened.

A motion was made by Mr. Petersen grant the variance as requested.

This variance will not create an undesirable change in the neighborhood, it is not self created, and it will preserve a historical structure and not change the characteristics of the neighborhood. This was seconded by Mr. Maroney and all voted in favor with Mr. Kelly recused.

APPROVAL OF MINUTES

November 2010- A motion was made to accept the minutes as written by Mr. Kelly this was seconded by Mr. Petersen and all voted in favor.

December 2010- A motion was made to accept the minutes as amended by Mr. Maroney this was seconded by Mr. Kelly and all voted in favor.

With there being no further discussion, a motion was made to adjourn the meeting at 7:47 pm by Mr. Kelly this was seconded by Mr. Petersen and all voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary