

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY JUNE 9, 2011 - 7:30 P.M.**

Present Were:

Peter Osinski, Chairperson
Andrew Maroney
Mike Kelly
Tom Petersen
Robert Quillin

Also Present:

Kristen Boyle, Recording Secretary
Mr. Dowd- Attorney

Mr. Osinski called the meeting to order at 7:30 P.M. with a motion by Mr. Maroney and a second by Mr. Quillin.

PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
VILLAGE OF CORNWALL-ON-HUDSON**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Village of Cornwall-on-Hudson will hold a Public Hearing on Thursday, June 9, 2011, at 7:30 P.M. or as soon thereafter as can be heard, at the Village Hall, 325 Hudson Street, Cornwall-on-Hudson, NY to consider the application of Rosemary and Shannon Willkomm for variances from Sections 172-8(C) and 172-51 of the Village Code to permit the issuance of a building permit to construct a second story addition to an existing, non-conforming, single-family residence with a side yard setback of 2.9 feet instead of the required 15 feet and a front yard setback of 8.6 feet instead of the required 30 feet.

The property is located at 9 Mountain Road and is designated on the Village Tax Maps as Section 108, Block 1, Lot 17. The property is located in the SR (Suburban Residential) Zoning District.

At the hearing the Zoning Board of Appeals will consider all verbal and/or written statements from all persons interested. Copies of the application and plans may be inspected at the Village Hall during normal business hours.

**BY ORDER OF THE ZONING BOARD OF APPEALS OF THE
OF VILLAGE OF CORNWALL-ON-HUDSON
PETER OSINSKI, CHAIRMAN**

Rosemary and Shannon Willkomm- 9 Mountain Road- Applicant is requesting a variance to construct a second story addition to an existing, non-conforming single family residence with a side yard set back of 2.9 feet instead of the required 15 feet and a front yard setback of 8.6 feet instead of the required 30 feet.

Mr. Osinski read the notice of hearing and the applicant handed in their proof of publication.

The applicants – states that they wish to open the roof and put 3 regular bed rooms above the existing foot print.

Mr. Maroney asks how high the current roof is.

The applicant states they aren't really sure of the height currently. The roof will only be raised approximately 4 feet then it is now.

Mr. Osinski welcomed comments from the public to which there were none.

The public hearing was closed and the meeting was opened.

A motion was made by Mr. Peterson to grant the variance as requested. This will not cause a negative impact on the environment. It meets the minimum necessary required to grant the variance. This was seconded by Mr. Quillin and all voted in favor.

MINUTES

MAY 2011- A motion was made to approve the minutes as written by Mr. Maroney and seconded by Mr. Quillin. All voted in favor.

INFORMAL BUSINESS

Mr. Osinski stated he received approval from the Village Board to do training. There will be 2 sessions 2 hours each. Tentative dates will be discussed and the Planning Board will be invited to sit in and observe as well should they wish.

Mr. Maroney made a recommendation that the ZBA get all information needed for each and every future application. (I.e. roof heights)

A motion was made by Mr. Maroney that Mr. Osinski send a letter to the building department that all future applications have complete and accurate information on the worksheet as outlined in paragraph D subtitle D of the worksheet. 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 7:58 pm by Mr. Kelly this was seconded by Mr. Petersen and all voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary