

**VILLAGE OF CORNWALL-ON-HUDSON  
ZONING BOARD OF APPEALS  
THURSDAY JULY 14, 2011 - 7:30 P.M.**

**Present Were:**

Peter Osinski, Chairperson  
Andrew Maroney  
Tom Petersen

**Also Present:**

Kristen Boyle, Recording Secretary  
Mr. Dowd- Attorney

**Absent Were:**

Mike Kelly  
Robert Quillin

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

**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, July 14, 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 Sean McManus for variances from Sections 172-8(C) and 172-51 of the Village Code to permit the issuance of a building permit to construct an 8ft x 8 ft rear deck to an existing, non-conforming, single-family residence with a rear yard setback of 12 feet instead of the required 30 feet and a side yard setback of 8.6 feet instead of the required 15 feet.

The property is located at 288 Hudson Street and is designated on the Village Tax Maps as Section 102, Block 13, Lot 30. 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**

## **PUBLIC HEARING**

**Sean McMannus-** 288 Hudson Street-

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

The applicant – states that he tore down steps to his existing deck. He wishes to rebuild the steps. He states that the building inspector issued a stop work order on as a permit was not requested or granted prior to the work beginning, he states he is rebuilding the structure as it currently exists.

Mr. Osinski asks if there are any differences to what did exist and what is being proposed to be built in its place. The applicant states there are no changes.

Mr. Maroney asks if the applicant is replacing the stairs with a deck if it is a combo.

The applicant replies that it was cement steps with a wooden structure on it. The dimensions are the same, however the material is different.

Mr. Maroney asks if the stoop was 8 feet out as well?

The applicant states that it was. He states one would walk out the back onto the cinderblock and then down the stairs into the yard.

Mr. Osinski asks how it differs from what was there prior to this. The applicant states that the structure will be wood now instead of cement and cinderblock.

Mr. Osinski welcomed comments from the public.

Ms. Linda Rosenbooth- 5 Columbus Ave- States that she isn't necessarily objecting to the project she does want to state that it seems like the space is being enlarged.

The applicant states he did not measure what was there prior to tearing it down.

Mr. Osinski asks if the applicant was ever informed that he need to know the old vs. new dimensions for the application. He also states he is having a hard time follow the applicant as it seems the answers are changing when the questions are being asked.

Mr. Dowd states asks if there was a roof over the structure before it was dismantled and will the roof remain if so?

The applicant states yes to both

Mr. Osinski states he would like to see pictures of the before product as well as a drawing of what is going to be built. This must include the roof and how it is going to look along with the dimensions.

Mr. Osinski read a letter into the record from Robert and Laurie Langston stating that they have no issue with the project itself but hopes to see the applicants property better maintained.

A motion was made by Mr. Maroney to adjourn the meeting until 8/11/11 and this was seconded by Mr. Petersen with all in favor

### MINUTES

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

APRIL 2011- These minutes remain tabled.

### INFORMAL BUSINESS

Mr. Osinski stated the first training session was held and was a very nice. There will be another session in the fall.

Mr. Maroney made another recommendation that the ZBA get all information needed for each and every future application. As the original application was changed and no one seemed to know of the roof on this application.

With there being no further discussion, a motion was made to adjourn the meeting at 8:07 pm by Mr. Maroney this was seconded by Mr. Petersen and all voted in favor.

Respectfully submitted,

Kristen Boyle  
Recording Secretary