

**VILLAGE OF CORNWALL-ON-HUDSON  
ZONING BOARD OF APPEALS  
THURSDAY February 9, 2012 - 7:30 P.M.**

**Present Were:**

Peter Osinski, Chairperson  
Andrew Maroney  
Tom Petersen  
Robert Quillin

**Also Present:**

Kristen Boyle, Recording Secretary  
Mr. Dowd- Village Attorney

**Absent Was:**

Michael Kelly

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

**Pointe Equities LLC- 11 Taft Place- Applicant requests a variance from section 172-14.1.C(4) of the Village Code to permit the issuance of a building permit to construct an in-ground swimming pool and retaining wall that are set back only 52.5 feet and 46.25 feet respectively from a class III steep slope where a 75 foot Steep Slope Buffer Zone is required.**

Mr. Osinski read the notice of hearing and the proof of publication was presented by the applicants' contractor who is representing them as they were unable to attend.

Mr. Daniel Raimer of Valley Construction- representing the applicants- states that the current retaining wall is falling apart as it is old and made of architecturally made stone. It has no rebar or anything in it. Mr.

Raimer has also put up yellow caution tape in the back yard to give an idea of where the new wall will go. It will stick approximately 7.5 feet out of the ground, it would be excavated with cement footing poured, the footings will be below 42 inches of grade. Rebar will stick up every 9 inches. Once building inspector approvals are obtained, the walls are poured. There will be pvc pipe going through the wall to help with any drainage. Mr. Reimer also states that the actual slope of the yard is really toward the end of the property , it slopes toward the rail road.

Mr. Osinski states that the wall being built is well beyond the structural integrity that is required.

Mr. Dowd states that the board may want the Village Engineer to look at the plans due to the location of the pool and the retaining wall.

Mr. Osinski states that he agrees the board will need to turn this over to Mr. Fitzsimmons for review.

Mr. Quillin asked where the septic system was to which Mr. Raimer pointed it out on the plans for him.

Mr. Petersen asked where the pool access would be from the deck. Mr. Raimer pointed out the steps on the plan for the board to see.

Mr. Dowd asked if the area around the pool would be all patio. Mr. Raimer stated that is correct. Also he points out that the anchors to the retaining wall are anchored into the home as well.

A motion was made by Mr. Osinski to adjourn this meeting until 3/8/12 so that the application could be reviewed by the Engineer. This was seconded by Mr. Quillin and all were in favor.

## **INFORMAL BUSINESS**

Faurot- Mr. Osinski states that on 2/7/12 the building inspector wrote to

say the shed has been relocated and meets the code.

A motion was made by Mr. Osinski and seconded by Mr. Quillin to dismiss this application as it is now in compliance. All voted in favor.

With there being no further discussion, a motion was made to adjourn the meeting at 8:05 pm by Mr. Quillin this was seconded by Mr. Maroney and all voted in favor.

Respectfully submitted,

Kristen Boyle  
Recording Secretary