

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY SEPTEMBER 13, 2012 - 7:30 P.M.**

Present Were:

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

Also Present:

Kristen Boyle, Recording Secretary
Mr. Dowd- Attorney

Absent:

None

Mr. Osinski called the meeting to order at 7:30 P.M. with a motion by Mr. Quillin and a second by Mr. Peterson, all were in favor.

OLD BUSINESS:

M Howell- Bellwood Lane- For a variance from Section 7-736(2) of the Village Law to permit the subdivision of land into two residential lots where the new lot created will not have access to a public street

The applicant states they have an existing home. They are proposing to create a 2 acre lot off Bellwood Lane. The fire department asked for the driveway to be widened, and the applicant will apply. The tree limbs and branches will be maintained by the owner of lot 2.

Mr. Osinski states that it appears the major concerns were addressed.

Mr. Dowd states he still does not have a maintenance agreement for the road. The variance will need to be for both lots for the access.

Mr. Maroney asked if the Village Engineer viewed this project.

The applicant states they did call the engineer but didn't have his email address to send it to. The roadway has to be repaired. The roadway will be widened all on the applicants' property.

With there being no comments from the public, the meeting was closed and the hearing opened.

Mr. Dowd stated that it can be stipulated what is wanted for the road. The Planning Board can always impose more if they feel the need.

Mr. Petersen states that the major concerns were addressed.

A motion was made by Mr. Petersen to declare this an unlisted action under SEQR and issue a negative declaration. This was seconded by Mr. Kelly and all voted in favor.

A motion was made by Mr. Petersen to approve the variance as requested to include the road widening as requested by the Fire Department and subject to any modifications by the Planning Board and the Engineers approval. This was seconded by Mr. Maroney and all voted in favor.

APPROVAL OF MINUTES:

AUGUST 2012- Regular Meeting- A motion was made to accept as written by Mr. Maroney and seconded by Mr. Quillin and all voted in favor.

With there being no further discussion, a motion was made to adjourn the meeting at 7:45 pm by Mr. Petersen this was seconded by Mr. Quillin and all voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary