

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY JUNE 13, 2013 - 7:30 P.M.**

Present Were:

Mike Kelly, Chairperson
Philip Adams
Kevin Finn

Also Present:

Kristen Boyle, Recording Secretary
Mr. Dowd- Village Zoning Attorney

Absent:

None

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

NEW BUSINESS:

Daniel and Kathleen Cola and Audrey Pazienza- 30 Avenue A- Applicant is requesting a variance from Section 172-51 of the Village Code to permit the issuance of a building permit to construct a 605 square foot side and rear yard, one-story addition and rear yard covered porch to an existing residence which is non-conforming as to lot area and lot width.

The applicant was advised that with only 3 members present this evening all 3 would have to vote in favor in order to have his application approved. The applicant opted to speak about his plans but wait until the July meeting for a vote.

The notice of hearing was read and the proof of publication was submitted.

The applicant stated he wishes to add a single story addition to his home which he purchased in March. His family is getting bigger. His home is within the set backs however is pre existing in its non conformity.

Mr. Dowd advised that this lot is undersized and already non conforming. The applicant would just be adding to the non conformity which already exists.

Mr. Kelly welcomed comments from the public.

William Fogerty- 33 Ave A- States the house is designated by the Village as a historic home. He asks if it will still be classified as historic with the ownership and construction changes. This applicant just purchased this home in March and yet is already outgrowing it, why buy such a

small home? He also asked if the addition would be 2 stories. He states there seems to be more house then property.

The applicant showed the plans to the neighbor.

Mr. Dowd stated there is 19 feet to the property line; the code only requires 15 feet.

Chris Diaz of 27 Ave A states he is worried the addition is going to change the look of the neighborhood. He feels the character of the home should remain the same as it is currently.

The applicant states that he is going to use the wood from the side that the addition is going on. The roof will be a hip roof as the home has currently.

Majorie Dunn of 28 Ave A- Wasn't sure if there was a fence on the plans and is concerned with where it would be placed.

Mr. Dowd states the fence is part of the application and is not under the ZBA jurisdiction.

Cathy Fogerty of 33 Ave A- States she is concerned this application will affect her property value. Also she is concerned with the characteristic of the neighborhood.

Mr. Dowd stated the property value is not what the case is. The applicant is with in compliance of the code.

Mr. Kelly read a letter from Gladys Platania into the record.

With no further Public Comment, the hearing was closed and the meeting was open.

Mr. Dowd states the board will need to look at the records from the Historical Society to be sure everything is ok on that end.

A motion was made to adjourn the meeting to July by Mr. Kelly and this was seconded by Mr. Finn with all in favor

With there being no further discussion, a motion was made to adjourn the meeting at 7:30 pm by Mr. Finn this was seconded by Mr. Adams and all voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary

