

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY MARCH 13, 2014 – 7:00 P.M.**

Present Were:

Mike Kelly, Chairperson
Steve Fogarty
Matthew Bannan

Also Present:

Kristen Boyle, Recording Secretary
Mr. Dowd- Attorney

Absent:

Kevin Finn
Philip Adams

Mr. Kelly called the meeting to order at 7:00 P.M.

18 Church Street LLC-

The applicants were advised that with only 3 board members present, all 3 would need to vote in favor of the application. Or the applicant could decide to postpone their application until the following month. The applicant wishes to proceed.

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

Dominick Kradisco- Attorney for the applicant- States the applicants purchased the dwelling at 18 Church St recently. The intent is to allow a private road to access the lots in back of the lot. The existing home and driveway will not be improved. This creates a corner lot. A variance will be needed for frontage. The applicant purchased the old DPW and property surrounding it in 2005. A variance was needed due to not having access to the back lots. The design was then changed to a mixed use. That plan was ultimately approved by the Planning Board, however 37 variances were needed. All except 1 variance was granted. That plan is still approved but it is not intended to be built per the plan as there is no market for it. There seems to be a market for single family residences. The applicant is requesting a 8.1 foot front yard variance and 7-736 to access from a private road.

Mr. Whalen – The applicant states that he is under the impression that the Planning Board would like to see the 4 residences.

Mr. Drabick states that if the 4 lots are built then lot 2 would be a corner lot. The set backs are met. The lots would own the road and have easements. The idea is to get away from using the Hudson St driveway as access.

Mr. Dowd states that there would be easements all over in this case. He also asks if the Fire Department has looked at this as the private road is supposed to meet village specifications.

Mr. Whalen stated the Fire Department has not looked at this yet.

Mr. Kradisco states that the applicant is only asking for 2 variances. The rest of the plan would be in the future when there is a market for the other lots. The lots which are off Hudson St remain the same as they aren't merged.

Mr. Dowd stated that the applicants just got extensions for approvals for a plan which isn't being built. So if that plan ever moved forward all that traffic could go through any access approved at this meeting. This is putting the Boards in a bad position. The Planning Board may not be in favor of this.

Mr. Kradisco stated that could only be done by asking the Planning Board for an amendment.

Public Comment:

Peter Miller- 210 Hudson St Stated he is impacted most by this application and he thinks it is a great plan. He believes that the applicant is a victim of lack of communication amongst both boards. He would like to see it approved and thinks it unreasonable to deny the request.

Charlie Tonnason- Cherry Ave- States he has no objection

A letter from Douglas Land in support of this application was read into the minutes.

A motion was made by Steve Fogarty to adjourn the meeting to 4/3/14 @ 7pm, this was seconded by Matt Bannan and all voted in favor.

With there being no further discussion, a motion was made to adjourn the meeting at 8:45 pm by Mr. Fogarty this was seconded by Mr. Bannan and all voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary