

**VILLAGE OF CORNWALL-ON-HUDSON
ZONING BOARD OF APPEALS
THURSDAY, FEBRUARY 12, 2015 – 7:00 P.M.**

Present Were:

Mike Kelly, Chairperson
Steve Fogarty
Matthew Bannan
Kevin Finn

Also Present:

Robin Hastey, Recording Secretary
Mr. Furst - Attorney

Absent:

Philip Adams

Chairman Kelly called the meeting to order at 7:20 P.M.

Storm King School - 314 Mountain Road -

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

Ray Hecht, Business Manager of Storm King School

Discussion ensued on to the need for additional height and effects on views. A short discussion regarding the rationale for material chosen ensued.

Public Comment:

No Comment

No objections were brought by public or board

Atty Furst – suggested to go to Planning Board as a Field Change
Board gave verbal approval barring any issue raised by planning board
Mr. Finn motioned to approve, seconded by Mr. Bannan

Jessica Danahy-28 Andrews Street

John Till, Architect for Applicant spoke for applicant who was not in attendance
The notice of hearing for variance was read and the proof of publication submitted.

Public Comment:

Peter Neuman – Braden Place
Stated an issue with integrity of slope and drainage. Also stated issue regarding setting a precedent for spot zoning.
Introduced Sarkissian /Davidian (11 Braden Place) letter into record with objections to variation:

undesirable change to neighborhood and character of area. Detrimental to nearby property and loss of privacy. Unreasonable substantial amount of variance. integrity of slope to drainage and erosion issues, closeness to their property as well as other issues with intent and prior knowledge of current zoning restrictions.

Joseph McDonald – Braden Place

Concurred on drainage issue and brought up encroachment on others' property. This change brings 28 Andrews too close to 11 Braden Place and also agreed that it sets a bad precedent.

Brigid Flynn –Vinebrook Avenue & previous owner of 28 Andrews Street

Stated long standing erosion issues with property and asked board to research her application of 8 years ago as to why the requests were denied and if applicable to current request.

Mr. Till – Large effort was made to have addition in keeping with area and with least degree of hardship or disruption to existing property. If addition was brought in towards house, it would require additional height not in keeping with neighborhood. The addition while large, the development coverage for the building is within the regulations for this lot.

Motion made to adjourn the matter until next meeting, March 12 at 7pm.

In meantime the following information should be gathered and actions taken:

- Information on other yards/properties in area, what setbacks are being used. Is this variance consistent with norms of area?
- Request should be brought before Planning Board to review for any view preservation issues. The Zoning Board will need to rule first but can take recommendations from Planning Board.
- Research archives for previous variance request.
- Pictures – overhead & side views to determine norms of area
- Analysis of why variance is needed and why it can't be accomplished within zoning using side yard versus backyard.
- Drainage needs and effects of addition on drainage and erosion.

Old Business:

Virginia Borghesan - 10 Hirle Street verbal approval at December session. Written resolution read, approved by board members and authorized by Mr. Kelly.

With there being no further discussion, a motion was made to adjourn the meeting at 8:40 pm by Mr. Fogarty this was seconded by Mr. Bannan and all voted in favor.

Respectfully submitted,

Roberta Hastey
Recording Secretary