

August 16, 2010

1

TOWN OF CORNWALL
ZONING BOARD OF APPEALS
AUGUST 16, 2010

MEMBERS PRESENT: LENORA RANSOM, CHAIRPERSON
EILEEN REGAN
TED DOBIAS
WILLIAM LEE

ALSO PRESENT: ADAM RODD, ESQ.
ZONING BOARD ATTORNEY

ABSENT: MICHAEL MC GUINNESS

MS. RANSOM: I'd like to call to order the Town of Cornwall Zoning Board of Appeals meeting for August 16, 2009.

CORRESPONDENCE _____

MS. RANSOM: We had one piece of correspondence from Mylar Construction, Patrick Mylar, he's withdrawing the application for Miss White located at 184 Main Street. As we remember, she passed away so do I have a motion to close the public hearing?

MS. REGAN: So moved.

MR. DOBIAS: Second it.

ROLL CALL

MR. DOBIAS AYE

August 16, 2010

2

MR. LEE	AYE
MS. REGAN	AYE
MS. RANSOM	AYE

MS. RANSOM: Public hearing is closed.

MICHAEL_BIGG,_JR. _____

MS. RANSOM: Our next hearing this evening is on the request of Michael Bigg, Jr., 119 Continental Road. Notice is hereby given that the Zoning Board of Appeals of the Town of Cornwall, County of Orange, State of New York will hold a public hearing at the Town Hall, 183 Main Street, Cornwall, New York on August 16, 2010 at 7:30 p.m. or as soon as thereafter as the matter can be heard on the application of Michael Bigg related to property located at 119 Continental Road and designated on the tax map as section 38, block 1, lot 17.2. The applicant seeks an area variance to Section 158-12, Part I, SR-1 district, use group F, column number 6 of the zoning ordinance in order to construct a 24 x 40 foot detached garage with insufficient side yard. The ordinance requires 20 foot side yard and the applicant proposes 10. The zoning board will at the above time and place hear all persons interested in the application. All written communication should be received by the board at or prior to the hearing. Dated: July 8, 2010, by Order of the Zoning Board of Appeals, Town of Cornwall, Lenora Ransom, Chairperson.

Mr. Michael Bigg, Jr. appeared before the board for this proposal.

MS. RANSOM: Mr. Bigg, would you like to make your presentation, please?

MR. BIGG: I just want to build a garage at my home in order to put my truck inside. We have pool things we want to put inside, a big ladder. We're not going to finish, not going to heat it, there's going to be no apartment in it. It's going to match the house, the roof will match the house. We put columns on the front of the garage so it matches the house also.

MS. RANSOM: It's kind of large, isn't it, 24 x 40?

August 16, 2010

4

MR. BIGG: We have pool furniture that we bought that doesn't fit in the pool house. I want to put my truck in also at the same time, my truck's 26 foot long.

MS. RANSOM: And you already have three garages, there's not room there?

MR. BIGG: Wouldn't fit. The garage doors are going to be 12 foot wide, 9 foot tall, the garage is not deep enough to put my truck in. We have two cars inside, we have a snow blower and stuff and our bikes but the garage is real deep on one side because when we built the house, there was a bathroom they put in the one garage so it's not really deep inside. But my truck would never fit inside no matter what I did with it.

MS. RANSOM: So the sketch that you have with your application this garage door that's an oversized door?

MR. BIGG: It's going to be 12 foot wide and it's going to be 9 foot tall. The doors I have on my other garage are 8 x 8, it would be the same as the carriage house doors that we have on the garage right now. I don't know if you've seen it before on the garage we have these carriage doors, same door so it matches all the way through but it will be just wider which is maybe 12 foot wide and 9 foot tall.

MS. RANSOM: And the schematic of the side shows columns and kind of a different roof line, how is this all--

MR. BIGG: Well, the roof line's going to match the one on the house. It's going to be angled in the front so we put a little window in the front so looks good from the street and the pool's in the back and on the side we're going to put side columns so we look out from the pool it will look good from the side also.

MS. RANSOM: And what kind of screening is along your

closest neighbor?

MR. BIGG: I'll show you right here this is, well, this is where my truck's parked now is where the building's going to go, that's the screenage that we have from my neighbor. I planted those trees in the back here plus in the back I have trees also.

MS. RANSOM: So those trees are on your property?

MR. BIGG: Yes, they're on my property and the roof will be the same, it's just angled the roof, we want to do the same thing, put a window so it looks good from the road because you're going to be looking from here from the driveway in the back in here all the way back in here behind these trees.

MS. REGAN: Was this what you were referring to?

MR. BIGG: Yeah, I think there was a picture in the front, we're going to do like in the village library there's a round window and put copper on that. I talked to Joel Longinott, he's going to build it, a big flat roof will look ugly from the street. We want it to look good. It's our yard. It's important to get the roof to look the same. We don't want a big peak in the front like this roof here and we're going to put the window in like this at an angle.

MS. RANSOM: This is where the window is?

MR. BIGG: Right, we're going to use hardy board on the outside, we're not going to use vinyl siding, anything like that, we're going to match it, this has cedar this whole house is cedar, has to get painted every five years, we're going to make this hardy board so it won't rot, going to put the columns in the front and then on the side. If you see the side from the pool, we'll have columns here too so it looks good from this side, we'll probably put shutters on these doors.

MS. RANSOM: What's going to be facing your neighbor, what's that going to look like?

MR. BIGG: Just the far side tree line here, tree line in back.

MS. RANSOM: Is there going to be just solid, no windows?

MR. BIGG: No windows or anything.

MS. RANSOM: No windows on the back or the side so your neighbors aren't going to see any lights?

MR. BIGG: No, there's nothing, no.

MS. RANSOM: What's along your back property line?

MR. BIGG: It's right here, big tree here, this is where the building's going to be where the truck is parked here, there's all trees we planted years ago.

MS. RANSOM: So you're not taking any of those down?

MR. BIGG: No, I don't want to take any trees down. We planted them.

MS. REGAN: They're all evergreen?

MR. BIGG: They are, we planted a lot on the far side when we first got in the house, we put a lot, they're up tall now which is good, just to shade out the neighbors basically, you know.

MS. RANSOM: So then the whole reason for the barn is the furniture and the truck or the garage?

MR. BIGG: Right.

MS. RANSOM: Okay, questions?

MR. LEE: No.

MR. DOBIAS: No.

MS. REGAN: Water and electric to it?

MR. BIGG: I'm just going to put electric and alarm in it. God forbid the truck catches on fire.

MS. RANSOM: No water?

MR. BIGG: No water, nothing like that.

MS. RANSOM: Is it going to be two stories?

MR. BIGG: No, just going to be one story, we're not going to do nothing upstairs. We don't like junk, right? I don't want any junk collecting areas. The lights we have on our house and garage we're going to put the same lights on the outside so it looks decent all the way around. We don't want it to look bad by any means.

MS. RANSOM: Are there spotlights out there now?

MR. BIGG: No, there's no spotlights, just in the front of the house there's a big spotlight. The lights here on the garage it's on the outside in the back by the pool, we have this round, this light right here is in the back on a timer.

MS. RANSOM: Anything else?

MR. DOBIAS: I'd like to say that I was out there on Saturday, I was impressed.

MR. BIGG: I water the flowers every morning before we go to work, we like the house location and we like the

neighbors. It's a good area, try to keep it nice really, I know just not this time of year with the lawn to keep it looking good with the lack of rain. We have a sprinkler but we hate to see the water bill here but we're thinking of drilling a well but the water table's so high there in the back that's the problem, I'm afraid to drill a well really.

MS. RANSOM: This garage is going to be on a slab?

MR. BIGG: Going to be on a slab and we're going to run pavers to the garage from where it is now. I talked to Joel today, we have to put drainage we have to, behind this property is a big pit for all my gutters, we ran all the gutters underground 500 gallon tank with a leach field so we're going to run all these gutters also and the water's going to come off the front of the driveway and we're going to put drainage back to the back of the pit so we don't have any water going into the neighbor's yard. We don't want to have any ice patches in my driveway, you know.

MS. RANSOM: Anything else? We do not have county approval so we're going to have to carry this over to September. So there's no one to speak to this issue?

MR. BIGG: No, I threatened all my neighbors already.

MS. RANSOM: Anything else you'd like to add at this time? So we'll hold this up until the September meeting which is going to be September 20.

MR. BIGG: What if they get it earlier, can Gary call me?

MS. RANSOM: We still need to act on it.

MR. BIGG: Okay, thank you very much.

August 16, 2010

9

REGULAR_MEETING

APPROVAL_OF_MINUTES_DATED_JUNE_21,_2010

MS. RANSOM: The minutes of the June 21st meeting have been distributed, are there any additions or corrections? I'll accept a motion to approve the minutes as submitted.

MR. LEE: So moved.

MR. DOBIAS: I'll second it.

ROLL CALL

MR. DOBIAS	AYE
MR. LEE	AYE
MS. REGAN	AYE
MS. RANSOM	AYE

MS. RANSOM: Having nothing further to come before the board, I'll accept a motion to adjourn.

MS. REGAN: So moved.

MR. DOBIAS: Second it.

ROLL CALL

MR. DOBIAS	AYE
MR. LEE	AYE
MS. REGAN	AYE

August 16, 2010

10

MS. RANSOM

AYE

Respectfully Submitted By:

Frances Roth
Stenographer