

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, JULY 18, 2017 - 7:00 P.M.**

Present:

Jeffrey Small, Chairperson
Wynn Klosky 7:05
Lee Murphy
Maureen Spaulding

Absent:

Vishwa Chaudry

Also Present:

John Furst, Attorney 7:12
Roberta Haste, Recording Secretary
Howard Protter

Steve Drabick
Ben Maggio, Code Enforcement Official
Members of the Public

The meeting was called to order by Jeffrey Small, Chairperson at 7:00 pm.

NEW BUSINESS

Jeffrey and Susan Armitage- 10 & 12 Holts Lane - Applicant is requesting a boundary line change.

Mr. Drabick presented the plans for the boundary line change made in preparation of a transfer to daughter of the property. The primary function of the change is to keep a concrete patio on the lot using it. As noted by the engineer it does not increase any non-conformity. Other comments by the engineer were resolved prior to meeting by submitting clear plans.

Motion to Approve Change

Ms. Spaulding motioned to approve the boundary line change. Ms. Klosky seconded, all in favor

Doug Land/David Redden- Deer Hill Road- Applicants are requesting a boundary line change. 8-12 12-23

Mr. Small disclosed he had spoken with Mr. Redden about working together many years ago and Ms. Klosky disclosed her husband sits on the Town's Planning Board that had reviewed the change earlier.

Mr. Protter presented on behalf of Mr. Redden and Mr. Land and gave a short history of the properties. Mr. Land and Mr. Redden purchased property for conservation purposes. Mr. Redden and Jeanette Redden also have land set aside for conservation (two conservation easements). The purpose is to merge the two conservation easements: one owned by the Reddens with $\frac{3}{4}$ of the parcel owned by Doug Land and David Redden; to facilitate management of these conservation easements and for sound forestry principals.

The bulk of the property is within the Town and has already been brought before the Town's Planning Board. The [Town Planning] Board considers this to be a subdivision and scheduled a

public hearing. A small sliver of land will be left “developable” (but too small to support any building) and is within the Village.

Atty Furst notated there was no public hearing required for a lot line change.

Motion to Approve Change

Mr. Murphy motioned to approve the boundary line change. Ms. Klosky seconded, all in favor

MINUTES

April Minutes

Mr. Murphy made a motion to approve the April minutes, Ms. Spaulding seconded, all in favor.

May Minutes

Ms. Klosky made a motion to approve the May minutes, Mr. Murphy seconded, all in favor except Ms. Spaulding who abstained.

Meeting was adjourned at 7:25pm

Mr. Murphy motioned to adjourn the meeting, Ms. Spaulding seconded, all in favor.

Respectfully submitted,

Roberta Hastey,
Recording Secretary