

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY, NOVEMBER 21, 2017 - 7:00 P.M.**

Present:

Jeffrey Small, Chairperson  
Vishwa Chaudry  
Wynn Klosky  
Lee Murphy

Absent:

Maureen Spaulding

Also Present:

Domenic Cordisco  
Joseph McKay, Village Attorney  
Roberta Hastey, Recording Secretary

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

**OLD BUSINESS**

W&B /Half Moon Ridge Reality- Church Street- Applicant is seeking a 6 month renewal of an approved site plan to subdivide 1.5 acres into 4 single family residential building lots with a lot line change.

Mr. Cordisco represented Half Moon Ridge Reality. Mr. Small began by asking to go over the checklist of items left to be addressed.

Common Driveway Easement - Mr. Cordisco stated the old agreement covers the new construction.

Ms. Klosky asked if it was necessary to have them appear before the Board or if it could be handled through alternative means.

Mr. Small that as it is a conditional approval, going through the list of conditions at a meeting every six or more months is a good way to keep on top of any issue.

Mr. Cordisco felt unless there is a change in law or plans, they should be granted an extension and that the meeting was unnecessary.

Mr. Small although it might not be legally necessary, it is reasonable to ask for an update every six months and continued with checking on some of the conditions:

- Landscaping along Wood Avenue side – has been provided to Village Counsel
- Road Maintenance - addressed
- Landscaping – meets and bound description has been prepared. A separate council for the 20 Church Street lot is preparing that easement.
- Water and Sewer lines easement – not prepared.
- Recreation Fee – Zoning and Planning Board Clerk has reached out to the tax accessor regarding fees.
- Compliance with Engineer notes (April 17<sup>th</sup> comments not addressed)

A discussion ensued regarding the need to have this matter and like matters brought before the Board. Mr. Cordisco allowed that last month's letter was vague and a future note could list more

detailed information. Mr. Small stated whether it is dealt with by a work session or a phone conversation – every 6, 9 or 12 month sitting across the table and discussing the progress is helpful.

**Motion for a six month renewal of the approved site plan.**

*Ms. Klosky motioned to renew the site plan for six months. Mr. Murphy seconded, all in favor.*

**MISCELLANEOUS**

Rick Gioia brought forth a petition with 44 signatures regarding a lighting issue. Comprehensive Plan Committee might be the better place to address the issue. From the Board's perspective they address lighting in every project but it would need to be brought before the Board before they would review it. Mr. Gioia asked about businesses that have been grandfathered and asked the date 1977. But even if someone installed lights after 1977 it wouldn't necessarily come before the Board. It would be have to need a site plan to be reviewed. It was pointed out that there is a lot of new technology that would not be covered in the 1977 code as it did not exist at the time. Atty McKay mentioned if the property is not violating any code or going against conditions of a site plan, there is no way to enforcement. Mr. Gioia stated that there were several places where lighting has been toned down recently. Atty McKay and Mr. Small noted that was primarily due to the businesses' responsiveness to the community's input. Another instance had come before the Board allowing them to request less intrusive lighting in their plans.

A lighting ordinance like there is a noise ordinance might be useful. If there is an environmental issue, lighting might be addressed through that path.

**Training** Discussion was continued regarding the holding of a training class for the Zoning and Planning Boards. Mr. Small proposed training in either December or January. Atty McKay will check with Mayor Coyne.

**MINUTES**

***October Minutes***

*Ms. Klosky made a motion to approve the October minutes, Mr. Murphy seconded, all in favor.*

**Meeting was paused at 7:57pm**

*Mr. Chaudry motioned to enter into Attorney Client Discussion. Mr. Murphy seconded, all in favor.*

**Meeting restarted at 8:08pm**

**Meeting was adjourned at 8:10pm**

*Mr. Murphy motioned to adjourn the meeting, Mr. Chaudry seconded, all in favor.*

Respectfully submitted,

Roberta Hastey,  
Recording Secretary