

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, JUNE 19, 2018 - 7:00 P.M.**

Present:

Jeffrey Small, Chairperson
Vishwa Chaudry
Lee Murphy
Maureen Spaulding

Absent:

Wynn Klosky

Also Present:

Dominic Cordisco for W&B
Kelly Yarpezeshkan applicant

Ben Maggio, Building Inspector
Roberta Hastey, Recording Secretary

The meeting was called to order by Jeffrey Small, Chairperson at 7:02 pm.

NEW BUSINESS

W&B Reality- 205 Hudson Street- Applicant is requesting a change of use to convert part of the building to an acupuncturist office.

Dominic Cordisco represented W&B reality the property is classified as a two-family home in the CBS district along Hudson Street. One of the apartments will revert back to business use. There will be no changes in structure or lighting, just in use. There will be signage which meets code. The access will be through Hudson Street and there is parking (at least 4 off-street spaces) behind the office. Mr. Whalen will stripe the spaces if requested. Paperwork from county was not available so the decision will wait until after the county's decision is received.

[A special meeting was called on 6/25/18 attended by Mr. Small, Mr. Murphy, Ms. Spaulding, Ms. Klosky (7:05) and Mr. Chaudry (7:15) and the applicant, Mr. Whalen. County comment was received leaving it up to local jurisdiction.

Ms. Spaulding motioned to approve the change of use, Mr. Murphy seconded, approved by all.

Ms. Spaulding motioned to adjourn the Special Meeting at 7:15, Mr. Murphy seconded, approved by all.]

Old Business

Half Moon- Church/Hudson Street- 6 month extension of existing approved subdivision.

The Village engineer provided additional comments on the proposed final platt and those comments/revisions have all been addressed. They received confirmation that all technical engineering issues have been resolved. The legal documents regarding easements subject to a number of revisions and they have been agreed to but as the project is being sold, those revisions were sent on to buyer. There was a revision to one meets and bounds as Mr. Whalen is constructing private road for the subdivision the utility pole is already in the ground so the meets and bounds description instead of being associated with the platt will change to "as built". As these changes are prepared they will be submitted to Atty. Furst and Mr. Fetherston for their review. Mylars have been submitted and are waiting for signatures. As soon as they are ready to submit the legal papers, Mr. Small is prepared to sign off.

Ms. Spaulding motioned to approve a six-month extension, Mr. Murphy seconded, approved by all.

Kelly Yarpezeshkan- 8 Riverside Drive- Review of bi-annual building inspector report of yoga studio

Ms. Yarpezeshkan presented an overview of the past two years. There have been issues around access through Riverside Drive and she has directed her students to come to classes through the Grand View entrance. In general her neighbors have been very supportive. Mr. Chaudry asked Mr. Maggio if the conditions outlined are being followed. Mr. Maggio has not seen any issues (but he is not around at night) and the only complaints that have been logged in are from the neighbor on Riverside (Mr. Silverman). Mr. Silverman has put up a chain link fence and at one point put up a sign that said the road was closed. The access was widened to allow for emergency vehicles and the road closed sign was removed.

Mr. Small read written comments previously received into the record. The comments can be viewed at the Village office upon request.

1. Mr. Silverman's lawyer Mr. Goldman – main points: yoga studio has created parking issues. Alleged students parking on passageway causing damage to Mr. Silverman's property. No delineation on site plan of Grand View parking. Claims patrons for yoga studio arriving after the limit of 6pm. More than 4 students seem to be attending classes. It was also alleged that a school bus dropped off students at one time and that there has been speeding on the street. Asked for additional conditions in particular toward parking with limits to numbers and type to passenger vehicles only. Exhibits were attached.
2. Susan Grandall – support of the studio and felt it was a good addition to the Village.
3. Stephen Wilkinson feels the studio traffic is on par with other residences.
4. Beth Adams has had no issues with the studio.
5. Amy & Seymour Segnit – support the studio and only aware of the business by seeing two- four cars with zero impact. Feel it is important to support local entrepreneurs.

Mr. Small noted originally it was thought it was better to approach the studio through Riverside. The Yarpezeshkan stated they have students (as well as friends and family) move their cars when parked improperly and direct students to go through Grand View. They stated they have no idea about the bus and it was asked if a police report was made since there is a picture of a police car next to the bus in question. Both of the Yarpezeshkans come from large families and frequently have them over so they might be mistakenly identified as students.

Mr. Murphy suggested changing the address of the business to Grand View to eliminate the confusion. Mr. Maggio has already changed some of the addresses on Grand View to accommodate a new home and could try to do so again.

Mr. Small suggested the Board be given time to follow up and to go through the information presented, find out if there are any police reports and that the Yarpezeshkans update the site plans with parking spaces.

The Yarpezeshkans are entitled to use business until at least next meeting.

Mr. Yarpezeshkan asked if it was necessary to hire a surveyor to show parking spaces. Mr. Small said it was not, just have clearly drawn lines on the plan showing where people can park on the property using the driveway on Grandview.

MINUTES

February Minutes

Mr. Murphy motioned to approve the minutes. Mr. Chaudry seconded, all in favor.

ADJOURNMENT

Meeting was adjourned at 8:06pm

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

Respectfully submitted,

Roberta Hastey,
Recording Secretary