

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, JULY 17, 2018 - 7:00 P.M.**

Present:

Jeffrey Small, Chairperson
Vishwa Chaudry
Lee Murphy

Absent:

Wynn Klosky
Maureen Spaulding

Also Present:

Kelly Yarpezshkan applicant
Joseph McKay, Attorney for the Village

Roberta Hasteley, Recording Secretary
Members of the Public

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

OLD BUSINESS

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

Mr. Small and Mr. Murphy read written additional letters received since the last meeting. The letters in their entirety can be viewed at the Village office upon request.

1. Cara J. Caballo – attends yoga and has no issue with traffic. Also noted that she is an attorney and read over deeds and easements and found that the Yarpezshkans and visitors are entitled to access to the home using Riverside. She also noted that there is plenty of parking via Grandview Avenue, where most students choose to park.
2. Susan Voge – Noticed cars parked on Grandview Avenue side and at least 4 cars parked after 6pm despite no yoga classes allowed after 6pm. Photos of soccer team visiting yoga studio and cars parked late were attached as well as special workshop announcements for an evening and full day 10-20 – 10-22-17 and 2-12-18.

Mr. Small questioned Ms. Yarpezshkan about the alleged visit from the soccer team.

Ms. Yarpezshkan noted the Storm King Bus was related to a one-time event held for her niece's soccer team. There was no charge for the tour. She also mentioned the workshops offered had been cancelled. (Ms. Yarpezshkan's full statement was given in for the record) Mr. Small noted stipulations were set regarding to classes to maintain the residential atmosphere of the neighborhood and although no money was exchanged, large groups or sessions went against those stipulations. Ms. Yarpezshkan agreed that she would not hold any large group sessions and reiterated that it was a one-time event. Mr. Yarpezshkan asked that since the soccer team was family, don't they have the right to entertain relatives. The Yarpezshkans also brought up examples of bad faith/personal issues on the part of Mr. Silverman.

The building inspector emailed the board to state that the he was shown the parking area on Grandview Avenue and felt it was ample for the stated use.

Addressed from previous meeting: Mr. Maggio will not be able to provide a Grandview Avenue address for the studio.

A plan with clearly drawn lines showing parking on the property using the driveway on Grandview was provided and approved.

The Yarpezeshkans also mentioned that they now have a tenant on the Grandview side and cars parked on that side are both the tenants, the tenant's guests as well as students.

The code allows for one-year approval as code states permits *may* be renewed annually. The term does not have to be two years. After much discussion a motion was passed reducing the renewal time to one year instead of two and removed the 4th condition requesting students access the studio through Riverside.

Mr. Murphy motioned to renew the home occupation permit for one year with the modification of removal of condition #4. Mr. Chaudry seconded, all in favor.

MINUTES

June Minutes

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

ADJOURNMENT

Meeting was adjourned at 7:50pm

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

Respectfully submitted,

Roberta Hastey,
Recording Secretary