

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
WEDNESDAY JANUARY 26, 2011 - 7:30 P.M.**

Present Were:

Lee Murphy
Jeffrey Small, Chairperson
James Patch

Also Present:

Kristen Boyle, Recording Secretary
Mr. Hoyt, Attorney

Absent Was:

Andrew Argenio
MaryAnn Rose-O'Dell

Mr. Small called the meeting to order at 7:36 P.M.

DISCUSSION

W&B Reality LLC/Halfmoon Reality LLC- Hudson St- Amended plan of lot line change, site plan and concept of minor subdivision.

Mr. Small added a letter from the Fire Chief into the file.

Steve Drabick- Surveyor for the applicant- Went over the new plans/concept. The site plan includes lot line changes and a four lot subdivision. The two barns would be added to the same tax lot. The applicant wishes add 1 apartment to the existing building on the front lot.

Mr. Small- Stated that this may need to go back to the ZBA.

Mr. Hoyt states that when the variances were granted in 2006 and 2007 some conditions were composed. This will need to be looked into further.

There was discussion regarding the proposed additional apartment and the code.

Mr. Hoyt asked if this would be phased. To which Mr. Drabick advised that it will likely be phased over 3 separate applications. The lot line change would come first.

Mr. Hoyt states that SEQR doesn't really allow phasing however it can be stated why this is being phased. The short EAF will need to be submitted.

A motion was made by Mr. Murphy to declare the Planning Board as lead agent under SEQR. This was seconded by Mr. Patch and all voted in favor. It is noted that the application must be received in order for the Mailing to be done regarding SEQR.

There was a lengthy conversation regarding the parking and what could be done.

Mr. Hoyt advised that the applicant should go back to the ZBA to discuss the changes since they had created stipulations on the original application.

Mr. Small states it would be a good idea to keep as much screening as possible. He also recommended the applicant look into stamped pavement for the walkway.

The applicant states he would like to make the metal more appealing however he isn't sure when this will be affordable.

A motion was made to extend the current site plan approval for 90 days from the current expiration date by Mr. Murphy. This was seconded by Mr. Patch and all voted in favor.

With no further business to come before the board, Mr. Murphy made a motion to adjourn the meeting at 9:25 PM. This was seconded Mr. Patch and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle
Recording Secretary