

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
WEDNESDAY FEBRUARY 15, 2010 - 7:30 P.M.**

Present Were:

Lee Murphy
Jeffrey Small, Chairperson
James Patch
Andrew Argenio
MaryAnn Rose-O'Dell

Also Present:

Kristen Boyle, Recording Secretary
Mr. Hoyt, Attorney
Jim Fitzsimmons, Village Engineer
David Halverson, DPW

Mr. Small called the meeting to order at 7:30 P.M.

OLD BUSINESS

Hamlet Grove/Bull Run- Review of site plan to include landscaping and final location of water and sewer lines and storm water management.

Mr. Fitzsimmons – Went over his memo dated 2/15/11

The Applicant states that the ZBA variance was only for the existing building. The applicant stated that for Lot 8, the location of the building can be reworked so that there is more yard which doesn't encompass the easement.

Mr. Hoyt – States that the typical easement wouldn't allow any landscaping or improvements on the area. Mainly its there to benefit the holder of the easement.

Steve Esposito- Landscape Architect- states he inventoried all the trees and there are some that are in poor shape that need to be removed. Along West St some will need to be removed for grading and driveways. Along Pine there are all Red Maple, the ones in good shape will remain. The corner lot is mixes and will need to be cleaned up some. There are 2 rare trees that will be remaining. Oak will be added along Pine Street. Some evergreen shading is proposed. The dry swell will have typical plantings.

Mr. David Halverson states that in the dedication property, the Village only wants the bad trees removed.

There was a lengthy conversation regarding the protection of the rare trees as well as preserving the landscape plan and options for types of surfaces for the driveways.

The applicant showed a preliminary design for the existing carriage house. It will be renovated within the existing footprint. The plan is to convert it to a two story single family house. There is no basement; the back part would be used for storage. The brick portion will be the living space. It would be 3 bedrooms with 2 baths and a possible loft.

Mr. Small states that he would like to see the architectural plans for the remaining lots and would like to see a more final landscape plan. Elevations are required for View Preservation as well.

Mr. Murphy states that his main concern is if the different types of homes will fit together.

There was a lengthy conversation regarding what guidelines the board can impose and what they would like to see.

Mr. Murphy made a motion to hold a special meeting on March 29, 2011 at 1930 hours to discuss this application as well as any other business to come before the Planning Board for March. This was seconded by Ms. O'Dell and all voted in favor.

MINUTES

November 2010 Revised- A motion was made by Mr. Patch and seconded by Mr. Murphy and all voted in favor with the exception of Ms. O'Dell who abstained due to not having had a chance to read the minutes.

December 2010 Revised- A motion was made by Mr. Patch and seconded by Mr. Murphy and all voted in favor with the exception of Ms. O'Dell who abstained due to not having had a chance to read the minutes.

January 2011- A motion was made by Mr. Patch and seconded by Mr. Murphy and all voted in favor with the exception of Ms. O'Dell who abstained due to not having had a chance to read the minutes.

Discussion

Burns & Whalen did not meet the requirements to meet SEQR. And per Mr. Hoyts suggestion should be revisited at the March meeting.

With no further business to come before the board, Mr. Murphy made a motion to adjourn the meeting at 9:10 PM. This was seconded Mr. Patch and with all in favor this motion was passed

Respectfully submitted,
Kristen Boyle
Recording Secretary