

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY MARCH 29, 2011 - 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

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

**OLD BUSINESS**

**Hamlet Grove/Bull Run-** Review of revised site plan to include storm water management and design standards for housing.

The applicant states that the storm water management was updated and resubmitted. The DEC is going to start reviewing the sewer line extensions. The home on lot 10 was relocated & lot 8 now has more backyard.

Mr. Small states that design guidelines are pretty good. However he would like to see the wording be more enforceable i.e. instead of discouraged use prohibited. Mr. Small states he is not comfortable moving forward with the negative declaration with out knowing what is going to be built. The applicant agreed to do this is June 2010.

The architect stated that the applicant is trying to build guidelines to address what the look and feel would be.

The applicant states that if a citizen comes to him with a certain request for a certain home type can it be built.

Mr. Small states he'd like to either see the home being built or see a design standard. He would rather not see guidelines as they are too open for interpretations.

The project engineer states that he was under the impression that guidelines were going to be used. If the board wishes for more to be added it can be done.

Mr. Small states that some wording needs to be changed and defined.

The applicants attorney states that findings can be added in the SEQR and make it part of the approval. He states it is not fair in this economy to prohibit things.

The applicant states he should be free to put what ever he wants on the lots. But can stiffen the wording to make it more acceptable to the board.

Mr. Murphy states he would like to review the standards prior to setting the public hearing. Mr. Murphy complemented the applicant on his efforts and presentations. However states the guideline issues need to be resolved.

Mr. Hoyt states that the board can communicate in emails back and forth.

Mr. Argenio states that the term guidelines had been used in the past and now the board is changing the term to standards. It should be recognized that the term is being switched.

Mr. Small states that this has been agreed upon since June 2010. This document handed in was not what was discussed.

Mr. Argenio states there is no law requiring something of this nature for these lots. The Planning Board doesn't have the right to ask for this.

Mr. Small states the Planning Board is required to asses the aesthetic impact of the project. It can not be assessed if it isn't known what is going to be built.

The applicant states he did advertise that elevations would be brought to the board. He is all to happy to bring them.

Mr. Argenio states the applicant has shown concerns about wasting money on drawings. He states that he is concerned the Planning Board is over stepping their bounds.

Mr. Hoyt states that this is a unique situation as there aren't many open parcels in the Village.

Ms. O Dell asks if there will be a meeting to address the concerns as well as a hearing on the same night.

Mr. Hoyt states it maybe too late to have an April meeting due to the timelines.

There was a lengthy conversation regarding the wording of the guidelines and the Public Hearing.

There was also a conversation regarding the storm water drainage plans.

A motion was made to hold a special meeting and public hearing on April 26, 2011 to for this

application as well as any other business to come before the Planning Board. This was seconded by Ms. O Dell and all voted in favor.

## **MINUTES**

**Feb 2011-** A motion was made by Mr. Argenio to accept the minutes as amended this was seconded by Mr. Murphy and all voted in favor

With no further business to come before the board, Ms. O Dell made a motion to adjourn the meeting at 8:45 PM. This was seconded Mr. Argenio and with all in favor this motion was passed

Respectfully submitted,  
Kristen Boyle  
Recording Secretary