

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

Present Were:

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

Also Present:

Kristen Boyle, Recording Secretary
Mr. Hoyt, Attorney
Jim Fitzsimmons

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

PUBLIC HEARING

Hamlet Grove/Bull Run- Public Hearing meeting to discuss the residential subdivision of 7.1 acres of property located at Pine Street and West Street.

Mr. Small went over the history of the application.

Jonathan Cella- spokes person for the project- Went over the changes made to the project since the last public information session.

Mr. Small reads a letter from Gary Larkin of 62 Spruce Street regarding possible drainage problems.

Mr. Cella states that West St will continue to drain as it does. This project will not add to any existing drainage issues.

Mr. Fitzsimmons states that Mr. Cella has given an accurate description of this storm water management plan for this site.

Mr. Small welcomed comments from the public.

Lucille Nahow- 41 Pine St- Asked how the mailings are decided as she did not get one.

Mr. Small replied that the mailings should have gone out to the property owners within 300 feet of the site. This list should be provided by the village.

Patricia Barrett- of 9 White Terrace- States she did not receive a mailing either.

Karen Eremin of 63 Spruce Street- Asked when the mailing went out regarding the variance for the carriage house as she did not get a mailing for that. Ms. Eremin also asks how many driveways will be on Pine Street.

The applicant states those mailings went out 6 to 8 months ago. There will be three homes along Pine and one on the corner.

Mr. Hoyt states that would need to be addressed by the Zoning Board as the Planning Board can not speak to that issue.

Ethel Howard- 39 Pine St- States she is concerned that her view of the river will be eliminated once the homes are built. Ms. Howard also asks what the disposition of the trees will be.

Mr. Cella states that the sight lines will remain as they are as the only structure on that lot already exists.

Mr. Cella advised that some of the trees will be thinned out as they are in bad shape.

Mr. Small advised that the buffer along the road will remain

Mr. Patch advised that if the existing structure were to be altered it would need to come back to the Planning Board for approval.

Barbara Gosda- 19 Homeland Avenue- Asks what infrastructure changes will be made to Idlewild Ave. Ms. Gosda also asks if the Dawn Redwood Tree will be protected. Does the property line follow the existing fence?

Mr. Cella advised that the sewer line from Idlewild Park to Hirle St will be replaced. There are two rare trees on the site which will be protected. The existing line follows the split rail fence, the property will remain village property and there will be land dedicated to the Village as well.

Carol Hunt – 22 Pine Street- Asked for clarification on what trees were staying. Will people buy the lot then select the home being built? What will the width of the driveways be?

Mr. Small states the ones being removed are dead or dying.

Mr. Cella advised that anyone interested can look at the map as it is easier to see that way. There will be architectural standards the home owners will have to follow. The driveways will not be any bigger than noted on the plans.

Tim Eremin- 63 Spruce St- Asks if the driveways have to be the way are on West street?

Mr. Cella states they were drawn that way to prevent disturbance but can be looked at. With no further comments from the public Mr. Small advises that the hearing will remain open for the May 2011 Meeting.

There was a lengthy conversation regarding the mailings. Mr. Hoyt states that the applicants will have to mail out mailings to the folks who did not get one that should have but new ones will not be mailed to those already notified.

The project was sent to Orange County Department of Planning. The Planning Department has 30 days to respond.

Mr. Hoyt asked that Mr. Bell provide the Planning Board with copies of the photos which he handed out to the public tonight.

A motion was made to continue the public hearing on May 17th at 7:30pm by Mr. Murphy and this was seconded by Ms. O'Dell.

OLD BUSINESS

W&B Reality LLC / Half Moon Realty LLC- 202 & 208 Hudson St- Continued Board
Discussion of the previously approved site plan.

Amy Zaminick- Attorney for the applicant- States that the applicants are before the Planning Board due to some confusion. The applicants went to the Zoning Board and were sent back to the Planning Board for a positive referral. The applicant went to the ZBA and discussed the plans. The only changes they would like to see are that the DPW be a specialty shop and not a retail shop as no one comes to the site to make purchases. They also asked that the 5 parking spots go with the barns.

Mr. Patch asked why the change in classification.

Ms. Zaminick advised that the ZBA felt that it was not retail and fit the description more for a specialty shop. There are no changes to the plan other than the parking. It was also noted at the ZBA that the neighbors do not wish to see stockade fencing used to buffer.

Mr. Hoyt advised that as a matter of municipal law the Planning Board does not refer matters to the Zoning Board formally. The ZBA can ask for the opinion of the Planning Board.

Mr. Small asked for a summary of the variances being requested. Ms. Zaminick went over them for the board.

Mr. Hoyt stated that the Planning Board will need to redeclare themselves as lead agent under SEQ. R.

Ms. Zamininck states she will redo the paperwork and hand it in.

A motion was made by Mr. Murphy to declare the Planning Board lead agent under SEQR. This was seconded by Mr. Patch and all voted in favor.

Ms. Zamininck asked if the existing balance in the escrow account could be applied to this application.

Mr. Hoyt stated that any applicant is entitled to apply the escrow to their application. Will need to get the balance to know what is in the account. Additionally the current extension for this application expires around May 16th the board may wish to grant another extension.

A motion was made by Ms. O'Dell to extend the prior approvals for 90 days beginning May 16, 2011. This was seconded by Mr. Murphy and all voted in favor.

A motion was made by Mr. Patch to advise the Zoning Board that there are no objections to the proposed variances requested. This was seconded by Mr. Murphy and all voted in favor.

INFORMAL BUSINESS

Mr. Small states he received an email regarding 2 Alice's and their application to the Liquor authority for serving alcohol on the outside patio.

Mr. Hoyt suggested the board look at what was approved in the past and see if there were any conditions noted on the site plan approval. If conditions are present then the plan may need to be modified.

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 Ms. O'Dell; and with all in favor this motion was passed

Respectfully submitted,
Kristen Boyle
Recording Secretary