

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY MAY 17, 2011 - 7:30 P.M.**

Present Were:

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

Also Present:

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

Absent Was:

James Patch

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

PUBLIC HEARING

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

Mr. Cella- Spokesperson for the project- Stated that the missed mailings were sent out. A formal submission for the carriage house and architectural guidelines were made.

Mr. Small welcomed comments from the public.

Nancy Calhelha- 63 Idlewild Park Dr- Asked that the trees that that are not to be taken down be pointed out. Mr. Cella pointed out which trees would remain and also went over the steep slope and dry swale.

There were no further comments from the public.

Mr. Small went over part 2 of the EAF for the public and applicants. A copy of this form will be added to the file.

Mr. Small stated that there will need to be a maintenance agreement for the maintenance of the retention pond and dry swales. Also construction hours will need to be decided on. A check list will also be needed for the building inspector.

Mr. Hoyt asked if the pictures of the two style homes that were passed out at the April meeting were the only two homes being offered for the properties.

Mr. Bell stated that it isn't written in stone, generally the model home is a start for people but the buyer may decide they want something different.

Mr. Hoyt stated that the buyers will need to know they can't build what ever they want and that there are standards in place. There should be wording in place that advises the buyer that they will need to go back to the board for approvals as buyers don't always look at the drawings.

Mr. Small states that the board and applicant need to figure out how to fit the design standard in and provide a check list to the building inspector to follow.

Mr. Hoyt states the board can only keep the hearing open for 120 days. After that the board has 62 days to make a decision. There will be a gap between the preliminary and final approvals and there is likely not to be another hearing in between unless something drastic changes.

A motion was made by Mr. Murphy to continue the public hearing on June 21, 2011 and this was seconded by Ms. O'Dell. All voted in favor.

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 there are no changes to the plans. All requested variances were received at the May Zoning Board meeting.

Mr. Hoyt referred to a letter from Mr. Dowd, Zoning Attorney, regarding the barns being an accessory to a different lot. He asks Ms. Zaminick how it will be ensured the barns always are an accessory to the other lot.

Ms. Zaminick states that a change of use would be needed by the Zoning if anything changed with the barns. This will be noted on the plans.

There was a lengthy conversation regarding the right of way and how to enforce the use of the barns.

Mr. Small states that letters were written to the Zoning Board from the surrounding neighbors stating they do not want stockade fencing up.

There was a conversation regarding waiving the Public hearing however Ms. Zaminick states that the applicants are not opposed to a hearing and would rather have one so that the public can hear and ask questions if they feel the need.

A resolution was made by Mr. Murphy that this is an unlisted uncoordinated action under SEQR and to schedule a public hearing for June 21, 2011 at 8pm. This was seconded by Ms. O'Dell and all voted in favor.

John Carpenter- Vacant lot Shore Rd- Applicant is requesting a six month extension of existing site plan.

A motion was made by Mr. Murphy to grant a six month extension for this applicant. This was seconded by Ms. O'Dell and all voted in favor.

INFORMAL BUSINESS

Mr. Small states he reviewed the site plan for Two Alice's and there were no stipulations noted. Additionally he received a letter from Gary Vinson stating he is waving the need for new site plan approval.

Mr. Murphy states he would like to note for the record that this is not a decision made by the Planning Board.

APPROVAL OF MINUTES

MARCH 2011 & APRIL 2011- Regular Meeting- A motion was made by Ms. O'Dell to accept as amended and this was seconded by Mr. Murphy. All voted in favor.

With no further business to come before the board, Ms. O'Dell made a motion to adjourn the meeting at 8:55 PM. This was seconded Mr. Murphy; and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle
Recording Secretary