

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY JUNE 21, 2010 - 7:30 P.M.**

Present Were:

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

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- 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- went over the plans to refresh the publics memory.

Mr. Small welcomed comments from the public.

Emanule Lathartis- 86 Weeks Ave- Asked if there was going to be a common playground. He also asks if the homes can be built anyway the purchaser chooses.

Mr. Small stated that the applicant is going to pay rec fees in lieu of dedicating land to the town for a park.

The applicant advises that the homes wont be built in a specific sequence as the owner will be able to choose which lot they purchase, however there are guidelines that will need to be followed.

Margaret Schmidt of 15 Idlewild Park Drive- Asks what if the building of these lots start and the applicant runs out of money. She fears it would be an eye sore. She also asks what # the home on Idlewild will be given.

The applicant advises he plans to put up a model home and then take orders for the other lots as people buy them. He wouldn't normally build 10 homes with out selling them first. The 911 address for the home on Idlewild will be 2 Mitchell Way.

Mr. Small states he has a pet peeve about private roads. To which the applicant advises this is not a private road but the address assigned by 911. He states he can note on the plans that the lot can not be further subdivided.

Ken Schmidt – 15 Idlewild Park- Asks if the driveway is for access to the main house. Also he inquires about the rock and what will happen to it.

The applicant advises that the driveway will be only for a new home. The rock will remain as it is.

There were no further comments from the public.

A motion was made by Ms. O'Dell to close the hearing at 7:50 pm and open the public meeting, this was seconded by Mr. Murphy and all voted in favor.

Mr. Small states he would like to see the side walls addressed in the design standards as well as the front and rear facades. He also asks about the maintenance agreements for the dry swales and the deed restrictions on them as well. Additionally he would like the hours of construction to be known.

Mr. Hoyt states that these items should be seen prior to preliminary approval by the board. What exactly is involved with the maintenance of the swales? It needs to be ensured that the home owner knows what would be involved in maintaining these areas, especially if heavy equipment is needed.

Mr. Murphy states he is confident that a separate page in the plans should be enough for the design standards.

Mr. Small states that with the checklist they are likely not to be missed.

Mr. Hoyt states that there is no reason a separate section can't be added so buyers see it before they close.

Mr. Small states he would like to circulate a draft motion with in a week or so to give the Planning Board time to be able to go over it prior to the July meeting which is July 19.

PUBLIC HEARING

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

Amy Zaminck- Attorney for the applicant- Stated that the site plan map was updated

Mr. Drabick- Surveyor for the applicant- stated that a change had been made to the storm water plan as it is very hard to get pervious pavement with out spending a lot of money. A seepage catchbasin at the top of Hudson Street is now being proposed. The designs need to be looked at by a licensed engineer. There has never been any ponding in the back.

Mr. Hoyt states that there needs to be a common driveway maintenance agreement. This could be conditional for final approval.

Mr. Small asked if the engineering for the storm water could also be conditional.

Mr. Fitzsimmons states it could be as it is something minor.

Mr. Patch states he would be more comfortable seeing it.

Mr. Small asked about grass pave.

Mr. Drabick stated the type of grade is more then recommended for grass pave. Also some of the pavement already exists.

Ms. Zaminick states that the DOT curb cut is still awaiting final approval and the applicant asks that to be conditional as well.

Mr. Drabick states that most of the screening from the Kofsky lot will remain.

Mr. Fitzsimmons states that he recalls the Hagers having an issue with the lights coming into the property during the original project plans.

Mr. Drabick states that the design has changed and there are quite a few trees that are staying that would help alleviate the issue.

Mr. Small states that if for any reason the old barns are demolished the board would want prior notice so that they can review.

Andrew Argenio- 18 Church St- states the property has great perk so there should not be any drainage issues.

Doug Land- 208 Hudson St- states he is in favor of the project.

With there being no further comments from the public, the hearing was closed at 8:23 pm with a motion by Mr. Murphy. This was seconded by Ms. O'Dell and all voted in favor.

Mr. Hoyt stated that it should be noted that none of these plans pertain to the back lot. Any change of uses will require a new application and the demolition of the barns at any time will require further seqr review.

A motion was made by Ms. O'Dell to declare a neg dec under SEQR. This is an unlisted , uncoordinated action that will not result in any environmental impact. This was seconded by Mr. Murphy and all voted in favor.

A resolution was made by Mr. Murphy to conditionally approve the lot line changes subject to addressing the storm water issues with clearance by Mr. Fitzsimmons; Rec fees are not applicable; the driveway easement must be put in place with maintenance agreement; landscape notes must be added to the plan. This was seconded by Ms. O'Dell and all voted in favor.

A resolution was made by Ms. O'Dell to conditionally approve the site plan for the front lot, old DPW garage and the 2 barns. Conditions to include driveway easement, maintenance agreement, if barns are demolished it will need to come back to the Board, DOT approval is needed for the curb cut, landscape preservation will need to be noted on the plans and the storm water plan needs to be signed off by an engineer. This was seconded by Mr. Patch and all voted in favor.

Mr. Hoyt asked how long before the storm water issue is taken care of.

Mr. Drabick states he presumes it will be with in 30 days but will advise if will be longer.

INFORMAL BUSINESS

It was decided that the time for the meeting will be changed to 1900 hours.

Mr. Small states he received a letter from the Village Historian regarding park fees going to the historic preservation. This currently not being done in most towns and villages.

APPROVAL OF MINUTES

MAY 2011- Regular Meeting- A motion was made by Mr. Murphy to accept as written and this was seconded by Ms. O'Dell. 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