

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY JULY 18, 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:

James Patch

Mr. Small called the meeting to order at 7:00 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 changes being made to the plan.

Mr. Small stated that the plans did not have the design standard noted on them.

Mr. Cella- Stated that the plans will be revised to show the standards on them. He also states the applicant wished to omit the dry swales if at all possible, as he is worried about them freezing in the winter.

Mr. Small states the dry swales clean and recharge the aquaphor and the overflow would be in place in case of freezing.

Mr. Fitzsimmons states that a lot of the complaints from the neighbors are connected to the water. Dry swales help mitigate issues for small storms. When there are large storms, it is expected that there will be water.

There is a lengthy conversation regarding dry swales and water run off.

The applicants' attorney states he stands corrected. The only lot that will not have a dry swale is lot #10 as there is no one down hill from it.

Mr. Small states that the construction hours list Sunday morning hours.

The applicant states they will add "no heavy machinery on Sundays"

Mr. Small states that when the project was presented it was said these would be single family homes not two family homes.

The applicant states that the point is some lots can have two family homes on them.

Mr. Small states when SEQR was looked at it was looked at as single family homes with the possibility of a mother and daughter.

The applicants attorney states he isn't sure the Planning Board has the jurisdiction to state that a two family home can not be built.

Mr. Small states that in SEQR, a two family home is looked at as a significantly large impact. In terms of site plans, SEQR is all based on single family homes. The plans show that what is being approved is single family homes.

Mr. Hoyt states that in terms of the could, these could be duplexes on lots 1,2,3 & 10, if approvals are not conditioned on single family homes. The board would have to see accessory apartments before them, but not two family homes.

The project engineer states that all lots except for 1 have to come back to the board for architectural review.

Mr. Hoyt states the architectural review is to protect the view not the style of the home. Lot #2 is specifically committed to a single family based on what was advised to the public at the hearing.

The applicant states his biggest concern is the accessory apartment.

Mr. Hoyt states that a where as can be added to the approval to advise that it is single family where as anything else would need to come to the board for approval.

Mr. Small states that an easement for lot 8 was shortened to allow more back yard.

Mr. Hoyt stated that a provision was added regarding the landscaping which was not ok with the applicant.

Mr. Small stated there is no point in having a landscape plan in place if it is not going to be maintained.

The applicants' lawyer stated that 10 – 15 years down the road the property owner may want to

change the landscape; perhaps to make it look better, the covenant is a bit restrictive.

Mr. Small states that trees of a certain caliber can't be taken down with out approval.

Mr. Hoyt states a clause can be added during final approval and can do a better job protecting the 2 trees that were discussed as rare trees.

The project engineer states that sheet 7 shows the trees as protected.

Mr. Small asked what is in mind for the stone pillars and wall.

The applicant states that pillars are generally 3' x 3' and approximately 5' tall. Typically it would be 2 pillars with light fixtures.

Mr Small states he would like to see something low key there.

The applicant states he will provide a design prior to final approval.

Mr. Murphy states he would like to see the materials being taken down from the wall be reused for the pillars.

Mr. Small states the biggest concern of the neighbors is building the homes all at once and leaving them vacant.

Mr. Hoyt states the rec fee must be resolved prior to the maps being signed off on. The Village Board ultimately is who sets the fee.

A resolution was made by Mr. Murphy to declare a neg dec for SEQR. This was seconded by Ms. O'Dell and the vote was carried with all in favor and with Ms. Klosky abstaining due to being brand new to the board and the application being so old.

The resolution for preliminary approval was read as follows:

(insert here)

Mr. Murphys states that for the record he is impressed with the willingness of the applicant to listen to the concerns of the community and Planning Board.

Mr. Hoyt states the preliminary approvals are good for 6 months. Extensions to that must be requested.

APPROVAL OF MINUTES

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

INFORMAL BUSINESS

Brendan Coin has asked the board for a recommendation on parking.

Ms. O'Dell states she thinks parking regulations are antiquated. They were put in place at a time when people always drove.

Mr. Hoyt stated that if appeals are always being requested by the ZBA then it is a sign that it should be looked at.

Mr. Small stated a park study was done by the Planning Committee a few years back.

Mr. Fitzsimmons stated that it wouldn't hurt to look at other codes for comparison.

Mr. Small also added a letter to the file from the tax assessor regarding Hamlet Grove park fee.

With no further business to come before the board, Ms. O'Dell made a motion to adjourn the meeting at 8:30 PM. This was seconded Mr. Murphy; and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle
Recording Secretary