

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY NOVEMBER 15, 2011 - 7:00 P.M.**

Present Were:

Lee Murphy
Jeffrey Small, Chairperson
MaryAnn -O'Dell
Wynn Klosky

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

Pointe Equities LLC- 11 Taft Place- Public Hearing and continued board review of a site plan for a rear addition on piers, in the View Preservation District.

Jeffrey Warner- the applicant- States this property as now his property. He presented proof of the deed dated 11/15/11 to the board. He states that he hopes to make the property more appealing to the neighborhood. He read a letter dated 11/15/11 to the board and into the record that he wrote. He also read an affidavit from Steven Drabick, land surveyor for this property.

Mr. Small states this is a class 2 slope and asks if the pool will go downhill from the back of the retaining wall. To which the applicant advised yes.

Mr. Small asks if the slope is not in its natural state. The applicant advised that the slope comes down and then breaks off suddenly. Mr. Warner states that the retaining wall was installed when the home was built in the 90's.

Mr. Small states that the object is to keep the slope from collapsing. The applicant states that a second retaining wall will be added to prevent that from happening.

Mr. Small states that the calculations for the class 1 slope are needed. Also the drawing could be clearer to identify the buildable area.

Mr. Fitzsimmons states that the steep slopes are defined as natural or manmade. The limits of them are not clearly shown on the plan. There is a possibility that the area is too small to classify as a steep slope. A class 3 slope hovers around the property line. The steep slope buffer states that you cannot build within 75' of the buffer. Mr. Fitzsimmons does not anticipate any serious issues but the buffer rules need to be obeyed. Mr. Drabick will need to do the calculations for the steep slope to figure out what is being disturbed.

Ms. Klosky states she has been by the property and there should be little to no impact to the property.

Ms. Small welcomed comments from the public to which there was none.

Mr. Hoyt states that the code treats this as a site plan approval. This had to be sent to the county planning department for review. As for the steep slope it appears the jurisdiction is not the Planning Board but the building inspector.

Mr. Murphy urges Mr. Fitzsimmons to send his comments to the Building Inspector.

A motion was made by Mr. Murphy to declare this a type 2 action under SEQR, it is unlisted and exempt and to approve the application for View Preservation subject to the response of the county within the 31 day window for their review all standards under 172-75 have been viewed and it is declared there is no negative impact. This was seconded by Ms. O'Dell and all voted in favor.

Beth Adams- 3 Grandview Ave- Public Hearing and continued board review of Site Plan for second story renovations and a rear deck, in the View Preservation District.

Mr. John Till, architect for the applicant states that the project was revised based on the comments from last month's meeting. The applicant is looking to make renovations to the second floor of their existing dwelling. They would like to dormer out the front and enlarge the rear dormer. The applicant will maintain the existing height of the current roofline. The applicant will be going to the Zoning Board due to this property being non conforming. The applicant wants to add a covered porch to the front of the home as well as a deck in the rear. The overall width of the home will be less due to the applicant removing the existing three season's room. The applicant is looking to have a clapboard style finish with stone pillars and accents in front.

Mr. Murphy asked if there are landscaping plans in place for this application to which the applicant replied that the applicant wishes to use the same landscape as is currently present.

Mr. Small read a letter from Mr. Doug Vatter into the record. Mr. Vatter states he encourages the approval of this application based on the revised plans.

Mr. Todd Silverman states he also has no issues with the revised plans.

Mr. Murphy states he commends the applicant for taking the opinions of the public into consideration.

A motion was made by Mr. Murphy to conditionally approve this application as it is a type 2 exempt action under SEQR , based on 172-75 standards have been met for View Preservation. This is subject to the county approval or comments within 31 days of submission. This was seconded by Ms. Klosky and all voted in favor.

Susan Carpenter- Shore Rd- Applicant is requesting renewal of existing Site Plan.

Mr. Hoyt states that site plans are allowed 6 month extensions with no limitations.

Mr. Murphy states he has no issues granting an extension however he would like to see the applicant back before the next extension.

Ms. O'Dell states she agrees that the applicant should be seen so that their intentions can be known.

A motion was made by Ms. O'Dell to grant a 6 month extension and ask that the applicant come back prior to any further extensions being granted.

With no further business to come before the board, Ms. O'Dell made a motion to adjourn the meeting at 8:10 PM. This was seconded Mr. Murphy; and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle
Recording Secretary