

Village of Cornwall on Hudson
Planning Board
December 20, 2011

Present:

Acting Chairperson:

Lee Murphy

Board members:

Maryann O'dell

James Patch

Wynn Klosky

Applicants Lawyer :

Amy Zaminick

Village Planning Board Attorney:

Richard Hoyt

Absent:

Jeffrey Small

Acting chairperson, Lee Murphy called the meeting to order at 7:00 p.m.

Half Moon Reality- 208 Hudson Street- 90 day extension of conditional final subdivision site plan and approval. Applicant's attorney Amy Zamenick has a copy of the minutes with the conditions required by the planning board. Applicant has been working on the easements. Steve Drabick, surveyor for the applicant, has been advised by the applicant that a landscape plan is required and he is working on that plan. Applicant is requesting a 90 day extension to work on the 4 conditions that the board had set in place, upon approval of this subdivision and site plan. Amy states that two of the requirements have been completed.

An engineer is going to visit the site in January. The engineer will be doing some storm water testing and the perk of the lot in the rear and runoff. All properties involved will have easements prepared and signed.

Lee Murphy said the board is inclined to grant the 90 day extension. The board expects to see real progress before the end of the 90 days, not an unfriendly demand but a firm suggestion. The applicants attorney will convey that message to the applicant.

Lee states the motion to grant the extension for a period of 90 days, with James Patch seconding the motion. All board members approved the motion.

Richard Hoyt states that the 90 days will expire on March 20, 2012. Amy agrees to get Mr. Hoyt a draft of the common driveway agreements/ easements before the March meeting.

2012 Regular Meeting Schedule

Lee Murphy has a discussion with Richard Hoyt to meet the requirements of posting the meeting dates for the 2012 regular meeting schedule. Richard Hoyt produces a document stating that the planning board meets the third Tuesday of each month at 7:00 p.m. at the Village Hall. A motion was made to accept as written the meeting notice with the schedule of the dates of the 2012 planning board meetings. Maryann O'Dell made a motion to accept the motion with James Patch to second that motion. Lee will notify Arlene to post the dates of the meetings on the official bulletin board and also on the Village website. The board votes yes in agreement.

Lee Murphy states that advanced notice of upcoming meetings would better help to keep the planning board abreast of new applications. Board discusses future applications and the future planning board application of 211 Hudson Street, formally the antique shop requesting site plan approval for the creation of a 4th: 3 bedroom apartment on the first floor that will appear in front of the board in January 2012.

Lee Murphy states that 2011 has been a good year for the board with the current membership of the board. He is very pleased to have Richard Hoyt as a dedicated and understanding, knowledgeable person on staff. Lee suggests that the minutes be discussed more fully at the January meeting. No minutes will be approved at this meeting. Lee Murphy makes a motion to adjourn the meeting, seconded by Maryann O'Dell and carried. The meeting was adjourned at 7:42 p.m.

Respectfully submitted:
Arlene Roberts
Planning and Zoning Board
Secretary