

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY JANUARY 17, 2012 - 7:00 P.M.**

Present Were:

Acting Chairperson  
Lee Murphy  
MaryAnn -O'Dell  
Wynn Klosky

Also Present:

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

Absent:

Jeffrey Small, Chairperson  
James Patch

Mr. Murphy called the meeting to order at 7:00 P.M.

Mr. Murphy announced that he will be running the meetings during Mr. Smalls absence.

Mr. Hoyt advised that the board should nominate a vice chair so that there is someone who can sign off on any paperwork in the absence of the chairmen.

Ms. O'Dell made a motion to have Lee Murphy as the vice chair. This was seconded by Ms. Klosky and all were in favor.

**RENEWAL REQUEST**

**Hamlet Grove Subdivision- Homeland Area- Applicant is requesting a 90 day renewal to the existing subdivision approval.**

The applicant states he hopes to have everything completed shortly so he can move forward with the application. He is still currently awaiting the approval from the Board of Health.

Mr. Hoyt states the applicant should wrap up as much as possible prior to applying for final approval.

The architect for the applicant, Mr. AJ Coppola, shows the plans for the existing home and went over a design for the lot which has a large boulder.

A motion was made by Ms. Klosky to grant an extension to the approval valid until April 17,2012. This was seconded by Ms. Rose and all voted in favor.

## **BOARD REVIEW**

### **Herman Leonhardes-211 Hudson St- Applicant is requesting a board review of plans for a 3 bedroom apartment on the first floor.**

The applicants architect, AJ Coppola states that the applicant wishes to add 1 apartment to the 1<sup>st</sup> floor. The front of the structure will remain as retail space. The applicant has been unable to rent the entire 1<sup>st</sup> floor as retail space. This would only be an interior renovation. It is understood that the zoning does not generally allow this. The applicant is requesting a referral to the Zoning Board for a use variance at least. The applicant is not sure what other variances might be needed.

Mr. Murphy asked about the stop work orders issued for this building.

The architect replied that last spring a work order was issued for interior work which was going on. Since June 2011 the applicant has been working with the building inspector for a plan. The survey was completed in August and the site plan put together. A building permit application was submitted. The permit was issued but then a stop work was issued again. There are walls up but no plumbing. Code wise there is still a lot of work to do to make it an apartment.

Mr. Hoyt states he spoke with Building Inspector Maldonado and he advised he will make a determination by the end of the week as to what variances are needed. A motion is not necessary for a referral. He also advised that the applicant needs to look at the covenant in place for the parent lot.

With no further business to come before the board, Ms. O'Dell made a motion to adjourn the meeting at 7:45 PM. This was seconded Mr. Murphy; and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle  
Recording Secretary