

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD**

TUESDAY APRIL 17, 2012 - 7:00 P.M.

Present Were:

Lee Murphy
MaryAnne O'Dell
Wynn Klosky

Also Present:

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

Absent:

Jeffrey Small, Chairperson

OLD BUSINESS

W&B Realty / Half Moon – 202 Hudson St- Applicant is requesting a 90 day extension to existing lot line change subdivision and site plan. Board discussion of current approval with updates from the applicant.

Tom Whalen- Applicant- States that they added a proposed basin and dry wells to catch any run off. He also advised that variances were granted by the Zoning Board as requested. He advises that he is requesting an extension so he can start to move forward on the project. The lot lines are noted on the new plans, the only thing lacking is the maintenance agreement which is being drawn up. Also the plans can not be sent to the DOT for the curb cut until the plans are signed off and stamped.

Mr. Hoyt states that the applicant has covered all 4 issues spoken about. The extension should be retroactive back to the March meeting. The driveway agreement needs to be submitted and the landscaping note will be reviewed by the board.

Mr. Murphy stated he will see if he can set up a time to visit the site as well.

A motion was made by Ms. O'Dell to extend the approval until June 19,2012 and this was seconded by Ms. Klosky and all voted in favor.

Mr. Fitzsimmons stated he will look over what was handed in and will provide the Board with his comments.

Hamlet Grove Subdivision- West Street- Applicant is requesting final requirements review and a public hearing for subdivision approval.

The applicant states that some items were tweaked at the last meeting. He is hoping everyone is on the same page so that the public hearing can be scheduled.

Mr. Murphy states that it would be a benefit to the applicant to go over all the points noted on the Completeness Review which can be found in the file and is dated 4/2/12. Mr. Murphy went over the document at length with the applicant to be sure each point was understood.

Mr. Hoyt stated that under Village Code the Public Hearing for Final Approval is required and can not be waived.

Mr. Fitzsimmons added that the notes should be on the plans for the View Preservation lots, advising that these lots need to come back to the Planning Board for Review prior to anything being done with these lots. Each plan needs to have a place for the approval stamps to go. Additionally Performance Bonds need to be addressed.

The applicant advised that he will have his engineer contact Mr. Fitzsimmons.

Mr. Hoyt states that the covenant should be in laymen's terms.

Mr. Murphy asked the applicant when he could get everything back to the board so there aren't any issues the night of the Public Hearing. The applicant advised he would hate to lose another month and will do his best to have everything addressed within the next week so that the board can have all the information in time.

A motion was made by Ms. O'Dell to extend the preliminary approval until July 17, 2012 and this was seconded by Ms. Klosky and all voted in favor.

MINUTES

Jan 2012- Regular Meeting- A motion was made to approve as written by Ms. Klosky and was seconded by Ms. O'Dell and all voted in favor.

INFORMAL BUSINESS

Mr. Murphy stated that he wishes to compliment those that helped to make the Union Chapel a historic building.

With no further business to come before the board, Ms. O'Dell made a motion to adjourn the meeting at 8:14 PM. This was seconded Ms. Klosky; and with all in favor this motion was passed

Respectfully submitted,
Kristen Boyle
Recording Secretary