

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY MAY 15, 2012 - 7:00 P.M.**

Present Were:

Vice Chairperson - Lee Murphy
MaryAnne O'Dell
Wynn Klosky

Also Present:

Kristen Boyle, Recording Secretary
Mr. Hoyt, Attorney for the planning board
Jim Fitzsimmons-engineer for the planning board

Absent:

Jeffrey Small, Chairperson

OLD BUSINESS

John and Sue Carpenter- Shore Rd- Requesting an extension of this site plan.

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. The applicant will be asked to appear at the next planning board meeting schedule for June 19, 2012

NEW BUSINESS

Marla Howell - Bellwood Lane Applicant is requesting board approval for a 2 lot subdivision.

Mr. Hoyt states that according to the map lot 2 will have no frontage on Maple Rd. If this is so it clearly needs a variance from the zoning board of appeals. If the plan were to be reconfigured it would need waivers from the Zoning Board. 187' down to 25' is substantial.

Mr. Murphy states he doesn't think the board would be interested in a waiver with no frontage.

The surveyor for the applicant states that they are agreeable to 25' and 25' frontage for each lot. He did not get to speak with the building inspector.

Mr. Murphy stated that the plans before the board are not stamped.

The applicant states that they wish to be added to the agenda for June. The applicant will submit revised plans.

A motion was made by Ms. Klosky to place this on the agenda for June, this was seconded by Ms. O'Dell and all voted in favor.

Hamlet Grove Subdivision- Homeland Area- Applicant is requesting final requirements review for subdivision approval.

Mr. Hoyt states there are some Village Board issues which need to be gone over prior to a public hearing. The revised sheet 10 hasn't been read yet and he would like that taken care of.

Mr. Murphy states that the Mayor is pleased that the 2 attorneys spoke. He also discussed with Jeff Small regarding the windows. 8% seems like a reasonable amount for the side windows.

Mr. Fitzsimmons went over his memo.

The hours of operation were discussed at length and the applicant will have that added to the plans.

There was a discussion regarding the bond estimate and the applicant stated he will be doing a Letter of Credit for this project.

There was a discussion regarding the Dedication of land. The applicant is waiting on the Village Board to decide what to do with it.

The architect for this project states the view lots will have higher amounts of glass. Those lots will need to come back to the board for View Preservation.

The applicant states that the new sewage line is replacing the old line. This will be in the center of the easement.

There was a discussion regarding the stone wall and pillars.

A motion was made by Ms. O Dell to hold the final public hearing in June which was seconded by Ms. Klosky and all voted in favor.

MINUTES

April 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.

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