

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY JUNE 19, 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

John and Sue Carpenter- Shore Rd- Applicant received a 1 month extension to existing site plan in May. Applicant will update the board with future plans for the property.

Mr. Murphy stated he felt it would be appropriate to get an update from the applicant on the project.

The applicant states that at this time due to the economy there are no plans to develop the project.

Ms. O'Dell asked if there was a limit to how many times this could be extended.
Mr. Hoyt stated it could be extended as many times as the board wishes to allow.

Mr. Murphy states he would hate to see this go on. The board will have to discuss this further during the extension period.

A motion was made by Ms. Klosky to grant the extension to September 18, 2012. This was seconded by Ms. O'Dell and all voted in favor.

Half Moon / W & B Reality- 206 Hudson St- Applicant is looking for an extension of existing site plan and updates for the future.

Mr. Murphy states that he believes Mr. Hoyt contacted both the applicant and his attorney with no replies.

Mr. Hoyt states that he is looking for the driveway agreement.

The applicant stated that the agreement was done.

Mr. Murphy stated that he went to the site with Mr. Small and the wording on the site plan for the landscaping is not acceptable.

The applicant states that he can update the wording if the board advises him what they wish to see.

The applicant states he will have the agreement emailed to Mr. Hoyt.

A motion was made by Ms. O'Dell to grant the extension to September 18, 2012. This was seconded by Ms. Klosky and all voted in favor.

PUBLIC HEARING

Hamlet Grove Subdivision- Homeland Area- Possible conditional final approval of Subdivision.

The applicant produced proof of mailing and publication to the board.

The attorney for the applicant states that the outstanding issues have been addressed with the Village Board and Attorneys.

Mr. Murphy stated that there is a wording issue on the plans that need to be addressed regarding the roof. It needs to be more accurately defined.

Mr. Murphy read the draft approval for the public.

Public Comments:

Barbara Gosda- 19 Homeland Ave- Asked if there was any assessments done on the existing structures to determine if there are any rodent issues. She would like the board to require an inspection be done.

The applicant states that the carriage house is on a concrete slab and generally rodents like basements. He also states he has inspected the homes and sees no issue of any type aside from possible termites. The applicant states he can have Terminex provide a report.

Alice Kusse- 18 Idlewild Park- States that the neighborhood has skunks, mice, opossum and raccoons. But none of it has to do with the applicant.

Ellen Kelly- Realtor for the Jerrys- States that she has been in and out of the home several times and has not seen any issues.

John Goodson- 6 Idlewild Park- States he is concerned with safety on the street. Numerous children play on the street.

Mr. Murphy states that the board reduced the # of homes from the plan along Idlewild. Also studies have been done on the traffic. It was concluded that 1 home was acceptable.

Wendell Brook- 7 White Terrace- states that he is concerned with the snow removal, sewer system issues and the trees along Pine St. He is also concerned that with the economy this project could be abandoned before it is complete.

Mr. Fitzsimmons advised that the homes along Pine will have a new sewer line.

Mr. Murphy states the Fire Department saw the plans and didn't raise concerns with them. It is not the Planning Boards responsibility to worry about the snow removal. That would be a Village Board issue. He also states that the future can not be predicted but the applicant has advised he already has some interested in people purchasing some of the homes.

Mary DeFranco- 8 Andrews St- Asked to see the revised plans. She also asked if the homes would be built before or after the purchase, as well as what the square footage of the homes will be.

The applicant states that he has 4 or 5 people waiting to go into contract. At this point there is no plan to build a model home. The main home which already exists is 2600 sq ft. The other homes will depend on what the buyer wants. Some lots may sit vacant for a while.

Ken Schmidt- 15 Idlewild Dr- States there are a large number of trees that are only 1 ft over the wall, these trees belong to him and not the applicant.

The applicant states he has the right to prune those trees if needed by law. He would not touch them without first talking to the tree owner.

Tom Whalen- 207 Hudson St- States that the Village is blessed to have this kind of contractor to work with them. He has the right as a land owner to build and is working with the board to do what is right.

Mr. Murphy states that the applicant originally came to the board asking to build 14 homes. They worked with the board and brought it down to 10.

Mr. Murphy states the allowed construction hours are as follows 7am to 5 pm Monday to Friday and 8 am to 1 pm on Saturday. There will be no hours for construction on Sunday.

With no further public comment, the hearing was closed at 8:20 pm and the meeting was opened.

A motion was made by Ms. O'Dell to grant approval based on amended final approval as amended at this meeting; this is subject to comments of the Village Attorney on the various documents. This was seconded by Ms. Klosky 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 8:45 PM. This was seconded Ms. Klosky; and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle
Recording Secretary