

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY OCTOBER 16, 2012 - 7:00 P.M.**

Present Were:

Lee Murphy  
Jeffrey Small, Chairperson  
Mary Anne O'Dell

Also Present:

Kristen Boyle, Recording Secretary  
Andrew Fetherston, Engineer

Absent:

Wynn Klosky  
Vishwa Chaudry

**PUBLIC HEARING**

**Hamlet Grove- Applicant is submitting plans for existing structure on lot number 3 for board review.**

Mr. Small states that this needs to be evaluated based on the size of the view and acetic nature . Public Views are the highest priority.

The Notice of Hearing was read and proof of publication submitted.

AJ Capolla- Architect for the project- Stated that a garage is being added onto the existing home. There are only two places the garage can go. It will only fit on the West side of the home due to the codes. The existing interior is being gutted. The rooms / floor plan remain the same however it is being updated. None of the existing windows will remain. New ones are being put in. The porch will remain however stone and posts will be added. The roof will remain the same. The garage roof will be lower. One large tree will be removed to add the driveway. There will not be much of a river view, as there isn't now.

Mr. Murphy asked if the roofline height will change any to which Mr. Cappola replied, No.

Mr. Small stated that according to the landscape plan the red wood will be extensively protected.

**PUBLIC COMMENT**

Ethel Howard- 39 Pine St- Asked if the garage will exit into the existing driveway. Mr. Capolla advised that yes it will. Ms. Howard asked if the basement will be renovated to which Mr. Capolla advised that yes it will be.

Barbara Gosda- 19 Homeland Ave- Asked if the basement was the original basement? Mr. Capolla advised that it is from the 60's. Ms. Gosda asked if any consideration had been given to put the garage behind the house. Mr. Capolla advised that can not be done due to the floor plan and also it would be a negative feature. Ms. Gosda points out that the garage was never brought up in prior meetings. Mr. Small advised that is because it was not part of the planning process.

Mr. Small states the back of the home is also the public view.

Tricia White- White Terrace- Advised that the garage will block the view that Ms. Howard has. Mr. Capolla advised they are trying to position it so that views are not blocked.

Mr. Small advised that the applicants are entitled to have a garage. It can not be a huge garage as it has to be sensitive to the view and layout of the home.

Mr. Murphy stated that moving the garage would make the home look funny. This applicant has worked with the board to provide the least amount of interruption to the views.

Mr. Bell- the applicant advised that it is only a 1.5 car garage so that it wont push the envelope.

Mr. Murphy- Advised it is going to be difficult as there will be many changes to the entire area. Also the board is here to help protect the neighbors as well as the property owners.

Ms. O'Dell- Advised she thinks there will be still some view.  
Mr. Capolla advised that some trees will be coming down as well.

Mr. Small stated from the street he wouldn't mind if the windows were more in line with the architecture. Mr. Capolla advised that he will look into windows, doesn't want to commit to a particular brand or style at the moment.

**With there being no further public comment the hearing was closed at 7:40 pm and the meeting was opened.**

Mr. Murphy stated the applicant has worked hard with the board and he is fine with this application.

Ms. O'Dell advised that she feels the applicants' co operation is admirable.

Mr. Small advised it is nice to see that they are keeping the garage small and low.

A motion was made by Mr. Murphy to extend approve the application as presented this was seconded by Ms. O'Dell and all voted in favor.

**Old Business:**

**M Howell- Bellwood Lane- Continued board discussion of a two lot subdivision. Applicant has been granted necessary variances from the Zoning Board.**

The applicant went over the plans with the board.

Mr. Small states the road shows as being gravel. The applicant advised that the new road will be paved.

Mr. Small advised that the septic plans need to be sent to the board of health for approval. An easement should be arranged for the driveway. It doesn't appear that this is a steep slope but this area does have steep slopes. It would be a good idea to classify the slopes on the plan. Also the plan should show the envelope with the number of bedrooms. Landscaping should also show what will be removed and what will be added. A referral will need to be made with the Water Department.

Mr. Murphy stated that he would like some sense of what is going on with the property.

Mr. Small stated that the applicants have a check list and once it is complete they can come back and schedule a hearing.

**Approval of Minutes:**

**Sept 2012-** A motion was made by Mr. Murphy to approve the minutes as written. This was seconded by Ms. O'Dell and all voted in favor.

With no further business to come before the board, Mr. Murphy made a motion to adjourn the meeting at 8:10 PM. This was seconded Ms. O'Dell; and with all in favor this motion was passed

Respectfully submitted,  
Kristen Boyle  
Recording Secretary