

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY MARCH 26, 2013 - 7:00 P.M.**

Present Were:

Lee Murphy  
MaryAnne O'Dell  
Wynn Klosky  
Vishwa Chaudry  
Jeffrey Small-Chairperson

Also Present:

Kristen Boyle-- Recording Secretary  
Justin Dates --Village Engineer  
Richard Hoyt--Village Attorney

**NEW BUSINESS**

**Bull Run Properties-Lot #8 – New House plans and elevations for the construction of a single family dwelling in the View Preservation District.**

The applicant states that the house will be a 2 story colonial type home. The front will be facing West St. The footprint will be maintained. The entrance and egress will remain as is.

Mr. Small stated there might be a discrepancy with the grade elevations. What height is the ridge line and what is between the 1<sup>st</sup> floor and the street.

The applicant states the 1st floor is above the Street level and the drawing doesn't show the topography. The foundation would be 1.5 feet higher than the road at the first floor. The ridge is at about 28 feet. There is fill between the first floor and the street. The house will be sticking out of the ground, foundation will not be seen.

Mr. Small states a grading plan should be added to the drawing to show the elevations as this is in the View Preservation District.

There was no public comment.

Mr. Small read a letter sent in by the owner Kenneth Nelson of 10 Hirle St.

There was a lengthy conversation regarding tree removal and replacement. Mr. Small suggested that if a tree that wasn't originally planned to come down has to be removed, then it will need to be replaced.

There was a conversation regarding erosion and steep slope regulations. The applicant advised that he is working to keep everything regulated per DEC standards.

A resolution was made by Mr. Murphy to approve the visual site plan; the finished floor elevation will be 1 foot above the curb cut at street level. This was seconded by Mr. Chaudry and all voted in favor.

### **RENEWALS:**

**John and Susan Carpenter- Shore Rd-** Applicants are requesting a 6 month extension of a single family dwelling in the View District.

Tom Whalen- Representing the applicant- States some minor adjustments have been made to the lot but no changes to the site plan. The building envelope is very small as this property is mostly different grades of slope.

Mr. Murphy states there seems to be a change in the housing market. He questions how much longer the Planning Board will continue to carry on these approvals.

Mr. Small states he is content keeping it the way it is.

Mr. Whalen states he doesn't see what the issue is. The applicant spoke last time they were before the board about the economy.

The attorney states he cannot advise the board to not grant an extension without notice to the applicants. The Planning Board may notify the applicant they might not receive an extension the next time. In theory if the extension is not granted the approval process would need to be started all over.

A motion was made by Ms. O'Dell to approve a 6 month extension. It is requested that the applicants appear before the board on 9/17/13 when this extension expires. This was seconded by Mr. Murphy and all voted in favor.

**Half Moon/W&B Realty-202-206 Hudson St-** Applicants are requesting a 6 month extension of their existing site plan.

Mr. Whalen states that he would like to get the road blacktopped and cleaned up. The requested extension is only for the front lot.

The Attorney states that the code says a building permit is needed within 6 months or an extension must be requested. The building is pre-existing.

A motion was made by Ms. O'Dell to approve a 6 month extension valid until 9/17/13. This was seconded by Mr. Murphy and all voted in favor.

**INFORMAL MEETING:**

**Half Moon/W&B Realty-202-206 Hudson St-** requesting an informal meeting to discuss a minor 4 lot subdivision of the rear lot.

Steve Drabick- Surveyor for the project- Stated the original plan hasn't changed much. It will be 4 buildable lots which will be serviced by municipal water and sewer. The sewage will all be pumped into the exiting sewage. There will be individual dry wells on each lot. The soil perks pretty well. Applicant will be looking at permeable surfaces for the driveways. The driveway will be a maximum of 22' max. The curb cut is pre-existing and the narrowest point is behind the houses.

Mr. Small stated that the Fire Chief will need to ok the driveway width.

The Village Engineer stated that he will need to see the details of the granted variances. Also went over his email dated 3/26/13

The Attorney stated that a copy of the granted variances will need to be obtained.

Mr. Small states the maps will need to be checked to ensure this is in the CBS Zone.

With no further business to come before the board, Mr. Murphy made a motion to adjourn the meeting at 9:05 PM. This was seconded Ms. O'Dell; and with all in favor this motion was passed

Respectfully submitted,  
Kristen Boyle  
Recording Secretary