

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY MAY 21, 2013 - 7:00 P.M.**

Present Were:

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

Also Present:

Kristen Boyle, Recording Secretary
Village Engineer
Mr. Hoyt, Attorney

NEW BUSINESS

Matthew Bannan-16 Grandview Ave – Applicant is requesting Planning Board review to allow an accessory apartment. This apartment will be within a new addition on a lot in the View Preservation District.

Doug Crossley- Contractor for applicant- States that the applicant would like to add a 1,156 square foot addition to their home. This would be a mother/daughter situation and eventually would be converted back to a single family once no longer needed. The addition is situated as proposed due to setback requirements. The addition is 1 story and will be a small bedroom, living room, bathroom and kitchen. The layout of the home doesn't really allow for the addition to be put anywhere else. The applicant has had many conversations with the building inspector about the placement of the addition as well.

Mr. Small states that the addition has to be part of the baseline configuration for the calculations. It also seems odd that the third floor would have the same square footage as the second floor. It looks like the accessory apartment is too big. Mr. Small also stated it would be useful for the Board to meet at the site to discuss the view.

Mr. Hoyt stated that he feels better paperwork is needed from the building inspector as to whether or not a variance is needed.

Mr. Murphy stated he is more concerned with the calculations then the view as the view is better from other areas of the roadway.

The applicant states the third floor is habitable space with bay windows.

Mr. Small stated that he wants to be sure the addition is as low and small as possible. The applicant may want to show the public why it is best in the proposed area. The more details presented to the public, the better the applicant is.

The Village Engineer suggested perhaps lessening some vegetation on the other side of the home to open the view.

Mr. Hoyt states the easiest way to do a site visit is to meet in groups of 2 so it isn't considered a meeting. If there is a quorum then a meeting needs to be called and everything reported back for the record.

A motion was made by Mr. Murphy to hold a special meeting on site on Wed 5/29/13 at 1700 hrs. This was seconded by Ms. O'Dell and all voted in favor.

INFORMAL BUSINESS

Lot #10- Hamlet Grove- Has a potential buyer who hired an architect. The architect would like to meet with Mr. Small. After a short discussion it was decided that Mr. Murphy would attend the meeting as well.

MINUTES:

Regular Meeting April 2013 - A motion was made by Mr. Murphy to accept as written and this was seconded by Ms. O'Dell with all in favor.

A motion was made by Mr. Murphy to go into Executive Session and seconded by Ms. O'Dell. 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