

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY JUNE 18, 2013 - 7:00 P.M.**

Present Were:

Lee Murphy
Jeffrey Small, Chairperson
Vishwa Chaudry

Also Present:

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

Absent:

MaryAnne O'Dell
Wynn Klosky

OLD BUSINESS

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

Doug Crosley- Contractor for applicant- States that the plans were changed to the make the corridor narrower. The house has been physically measured and calculations were given to the board. The building inspector came to the house and looked at it. The foliage on the Southeastern property line will be pruned and this will not impact the neighbors.

Mr. Small stated that the building inspector approved the calculations. Mr. Small and Ms. Klosky met on site. Mr. Murphy went to the site at a different time.

Mr. Murphy stated that he is happy to see the area narrowed.

Mr. Small asked how much view could be preserved between the garage and the addition. Mr. Small would like to see a minimum of 10 feet preserved. He also asks why the link between the home and the addition be removed.

Mr. Crosley states he isn't sure it would flow properly but can look at it.

Mr. Murphy states he agrees with Mr. Small. He also asks this needs to go before the Zoning Board.

The attorney states the only variance that might have been needed was for the 25% rule which the applicant has.

The Village Engineer states the plan should have dimensions.

Mr. Crosley states that if the foliage is removed then it will give a larger view than currently exists.

Mr. Small states that the deck should not impinge on the view.

Mr. Murphy suggested possibly having a flat roof.

Mr. Crosley stated that the view shed doesn't include the sky.

Mr. Small states that the sky does contribute to the character of the view.

The Attorney reminded the Board that they are operating under the new code. Have to decide how to address the public hearing. The application needs to be completed and move forward or have a reason as to why it hasn't moved forward. The new code specifically refers to the cutting of vegetation under the View Preservation. The Planning Board can not mandate this be done.

Mr. Small stated that dimensions are still needed and the site plan needs to be coordinated with the floor plan.

Mr. Murphy stated that he would be much happier with the plan if the vestibule was lost and the deck pulled back. The door should be put somewhere else.

Mr. Small stated that if the width of the addition were kept to 22 feet wide, it would allow for a view.

Mr. Crosley stated a husband and wife would be living in the addition and need to be with their family due to an illness.

There was a lengthy conversation regarding redrawing the plans and moving forward with the Public Hearing. It was reminded that the applicants need their submissions in at least 15 days prior to the meeting in order for a Public Hearing to be held.

INFORMAL BUSINESS

Lot #10- Hamlet Grove- The prospective buyer and Mr. Bell couldn't come to an agreement. There is now a another potential buyer.

MINUTES:

Regular Meeting May 2013- A motion was made by Mr. Murphy to accept as written and this was seconded by Mr. Chaudhry with all in favor.

With no further business to come before the board, Mr. Murphy made a motion to adjourn the meeting at 7:45 PM. This was seconded Mr. Chaudhry; and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle
Recording Secretary