

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY JULY 16, 2013 - 7:00 P.M.**

Present Were:

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

Also Present:

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

Absent:

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 the addition was brought down to 968 square feet. All codes are met. Numerous revisions have been made at the request of the Planning Board. The annex was eliminated and the addition will have a flat roof.

There was no public comment.

Mr. Murphy complimented the applicant for making the requested changes.

Mr. Small stated this addition was made significantly smaller maintaining the 10 foot wide view corridor.

The Village Engineer stated all recommendations have been met with the exception of the dry well.

Mr. Crosley stated he didn't feel a dry well was necessary as there does not seem to be any drainage issues along Cornwall Ave. This would be costly for the applicant and it is not required for less than 1 acre of disturbance.

Mr. Small stated it would be great to have the dry wells however the code doesn't not require it.

There was a lengthy discussion regarding dry wells.

A letter of support from Ed and Floranne Moulton was read into the record.

Mr. Hoyt states that there were 39 certified mailings sent out. The applicant needs to give the affidavit of regularity needs to be given to Arlene.

With there being no comment from the public, the hearing was closed at 7:18 pm with a motion from Mr. Murphy and a second from Ms. O'Dell. All voted in favor and the meeting was opened.

Mr. Chaudry made a motion to consider this a type II action under SEQ. This as seconded by Mr. Murphy and all voted in favor.

A resolution was made by Mr. Murphy to approve this Site Plan with accessory apartment addition. This was seconded by Mr. Chaudry and all voted in favor.

A resolution was made by Mr. Chaudry for visual Site Plan approval as it pertains to the View Preservation Law. This was seconded by Mr. Murphy and all voted in favor.

### **Lot #10- Hamlet Grove Subdivision**

Mr. Hoyt states a Public Hearing is no longer required for View Preservation. The applicant was still kind enough to mail out to everyone with in 350 feet of the property.

Mr. AJ Capola- The Architect for the applicant stated this will be a simple single story ranch. The living area will be on the first floor and will be under 2700 square feet. It will be 3 bedrooms and 2 car garage. The buyers want to live on a single floor. There is a limited envelope which the home can be built in due to the set backs and right of way for the sewer main.

Mr. Small stated that the most important view is from Idlewild Park. The front door isn't facing the street to let the house run with the topography. The approach is a little different.

There was a lengthy conversation regarding the trees and it was decided that Mr. Bell will contact the landscape Architect to get a plan straightened out.

A resolution was made by Mr. Murphy to approve the visual site plan for lot #10. This was seconded by Mr. Chaudry and all voted in favor.

### **MINUTES:**

**Regular Meeting July 2013-** A motion was made by Mr. Murphy to accept as amended and this was seconded by Mr. Chaudry with all in favor.

## **INFORMAL BUSINESS**

Jeanne sent a memo regarding a proposed amendment to the code for capitol improvement. It was decided that this did not pertain to the Planning Board.

Education will be planned for August

For future applications regarding family health issues, the board needs to dismiss that. It is natural to want to be compassionate but can't be the reason to approve an application.

With no further business to come before the board, Mr. Murphy made a motion to adjourn the meeting at 8:15 PM. This was seconded Ms. O'Dell; and with all in favor this motion was passed

Respectfully submitted,  
Kristen Boyle  
Recording Secretary