

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY AUGUST 20, 2013 - 7:00 P.M.**

Present Were:

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

Also Present:

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

OLD BUSINESS

M Howell- Bellwood Lane: Applicant is returning with updated plans containing board requests for a two lot subdivision on a private road.

Engineering consultant for the applicant states that he prepared a detailed response to the board's comments.

Mr. Small thanked him for the comments and the steep slope clarification.

The engineer went over the calculations.

Mr. Chaudhry asks if the applicant has already been to the ZBA to which the replay is yes.

Mr. Hoyt stated the easement and maintenance agreements should be agreed on for the driveway.

The Village Engineer went over the class slopes and the criteria for them. The plans will need to state that there are no wells within 200 feet and be certified.

The applicants engineer advised he will cover the slopes in the drawings.

Mr. Hoyt asked if all the ZBA requirements were met and agreed with Mr. Small that it could be a condition of the C/O that all requirements must be met before the map is signed by the chairman of the board. Also a copy of the neg dec is needed. Mr. Hoyt will work with Arlene to draw up a notice of hearing for 9/17/13.

INFORMAL DISCUSSION

HALF MOON REALITY- HUDSON ST- Rear Lots- informal discussion regarding the rear lot

Mr. Small read a letter into the record from the owner of Studio 208 in support of the application

Mr. Whalen- the applicant- states he has the opportunity to purchase property on Church St which would allow access to the rear lot of his current property. His plan is to build 4 homes on that lot and wishes to come back in September for a formal meeting. The barn behind the home on the property which is being purchased will be removed. Would like to add a fifth lot but isn't sure if that would be considered a major subdivision.

Mr. Small states this plan makes sense. Screening might be needed

Mr. Murphy states this is a far better plan in terms of egress and ingress and would like to see a plan with some greenery on it.

Mr. Whalen states there is less disturbance this way then it might appear.

Mr. Hoyt states it would be a good idea to submit a new application so the information and details are correct for the formal application. However would need to wait until either the property is owned or have the current owner sign off to give permission.

MINUTES:

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

Mr. Hoyt presented continuing education to the board after the formal meeting

Respectfully submitted,
Kristen Boyle
Recording Secretary