

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY SEPTEMBER 17, 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

RENEWALS:

John and Susan Carpenter-Shore Road renewal request- Applicants are requesting a 6 month extension of their existing site plan.

The applicant states the Site Plan approval was needed due to this site being in the view preservation district.

Mr. Murphy asks how many times this site plan has been renewed. The applicant states approximately 12 times however nothing has changed.

A motion was made by Ms. Klosky to approve the renewal request for another 6 months. This was seconded by Mr. Chaudhry 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.

The Applicant states that he is awaiting DOT approval for the curb cut. The plans needed to be signed in order for the application to apply to the DOT. This curb cut may not be needed however the applicant still applied in case he decided to go forward with the curb cut.

A motion was made to approve the extension of the Site Plan for another 6 months by Mr. Chaudhry and this was seconded by Mr. Murphy with all in favor.

PUBLIC HEARING:

M Howell- 5 Bellwood Lane: Applicant is requesting board approval for a two lot subdivision.

The applicants Engineer states that the new lot will create a location for a new home. The water system is existing with a new connection. A variance was received last Sept to allow access from a private drive. Road maintenance is already in effect and this will tie into that agreement.

Engineering consultant for the applicant states that he prepared a detailed response to the boards comments.

PUBLIC COMMENTS:

Ms. Morelli- 29 Maple Rd – Stated she is concerned about water run off and cutting down trees. She doesn't want to interfere with the project but is also concerned about the septic location. Will the house size be limited?

The Engineer advised that the water from the proposed project area is being picked up in a swale behind the house. Drainage was a big concern. There will be a temporary swale for the construction phase. No water points toward the Morelli property. The septic is located toward Bellwood Ln which is really the only location for it. The applicant is limited to where the home can be built.

The Village Engineer stated that the septic really can't be placed anywhere else.

Joe Fusillo- Bellwood Ln- States he is fine with the application however wants to be sure he won't be responsible for having to make the road improvements.

The applicant states she would be responsible for any improvements needed, after that the maintenance agreement goes into effect.

Mr. Small states that the drawings were clarified and that meets and bounds are needed for the new property line.

Mr. Hoyt states that state law allows for dedication of land or the setting of a fee in lieu of the dedication for a rec fee. This fee is set by the Village Board and the approval would be conditional upon the payment of the Rec fee. Also the Dept of Planning did reply back with advisory comments but no further action is needed for the County Planning Department.

With no further comments from the public, the hearing was closed at 7:38 and the public meeting was opened.

Mr. Small stated he received a letter from Douglas Land in favor of the applicant.

The following conditions will need to be met in order for the plans to be signed off by the chair:

- 1- Road Maintenance Agreement
- 2- 20 foot Buffer
- 3- Meets and Bounds
- 4- Meter Pit
- 5- Rec Fees
- 6- Erosion Control Paperwork
- 7- Waiver from Sub Reg requirements for the private road

Mr. Hoyt states that none of the conditions required further action. They are fairly straight forward.

Mr. Murphy states that he is opposed to granting approvals with out proper frontage; however the applicant was granted the variance.

Mr. Small stated that the applicant did get the required variance and has gone through considerable lengths to do as the Planning Board has asked.

A Resolution to declare this an unlisted action under SEQR under the short form EAF was made by Ms O'Dell and seconded by Mr. Chaudhry. All voted in favor.

A Resolution was made to approve the site plan; based upon the 7 conditions as listed above must be met by Mr. Chaudhry and seconded by Ms. Klosky. This was carried with 4 Ayes and 1 (Mr. Murphy) abstained.

NEW BUSINESS

Patricia and Carl Sciple- 220 Bayview Ave- Applicant is seeking board review of a two lot subdivision application.

Ms. O'Dell requested to be recused due to her connection with the Historical Society.

The applicant's attorney states that the applicant wishes to cut of the lot and donate the present home and land on that lot to the historical society. The applicant is also requesting a referral to the Zoning Board for a variance for private road access.

Mr. Small states that Road frontage rules are in the planning provision.

Mr. Hoyt suggests that the Zoning and Planning work together on this application so all parties keep informed.

There was a conversation regarding the topography and the views.

The Village Engineer went over his comments from his memo.

MINUTES:

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

With no further business to come before the board the meeting was adjourned at 8:30 with a motion by Mr. Chaudhry and a second by Mr. Murphy. All voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary