

**Village of Cornwall on Hudson
Planning Board
Tuesday January 21, 2014 7:00 p.m.**

Present Were:

Lee Murphy
Jeffrey Small - Chairperson
Vishwa Chaudry
MaryAnn O'Dell
Wynn Klosky

Also Present:

Andrew Fetherston- Village Engineer
Richard Hoyt- PB Attorney

OLD BUSINESS

Storm King School – Mountain Road Applicant is requesting board review of their updated site plan.

Charles Frankel, the SKS attorney, stated that the scope for Phase One of the project has been reduced to include the sewer treatment facility and renovations to two existing buildings. The building renovations will be mostly interior, with limited exterior work to include a wheelchair ramp. The new entrance near 9W, with associated parking and relocation of the maintenance building, have been removed from the current application. This area may be addressed in subsequent phases under a future application.

Mr. Frankel continued to explain that engineers on both sides have spoken and will continue to have conversations about construction details and the comments from Maser Engineering. The applicant is looking to move this application forward and is asking the Board to consider scheduling the public hearing for February.

Member Small stated that a lot of technical work still has to be done, including further development of the landscape plan, and sewer treatment building.

Member Chaudry asked if the Village water system has enough capacity to cover the demands of this project at 900 gallons a day? He is assuming the Water Superintendent has been consulted.

Gerard Fitmant, from Langan Engineering, responded that he will still need to confirm the capacity with the Water Superintendent. For this phase, the flow will be increased by 12 students, calculated at 75 gallons per person per day. The size of the sewage plant is based on criteria set forth by the DEC incorporating the total amount of people on campus.

The long term plan is to increase the population of the school to be approximately 240 students. The long term expansion and its additional water supply has not been requested from the Water Superintendent and is not part of the current application. The plant, however, is being designed to accommodate the future growth of the school. Will the system be able handle the request of at least 900 gallons? If the capacity is not available SKS would consider a well on the property to assist the Village supply of water. There are a multitude of options to supplement the water if the supply or pressure is not available. Failure to construct the sewage treatment facility will result in daily fines from the DEC beginning in January 2015. Mr. Hoyt stated that SKS will have to obtain a will serve letter from the Village Water Department to certify that the water supply will be enough.

There was a general discussion of the storm water pollution prevention plan and the level of soil disturbance. Langan Engineering maintained that the area of disturbance will be limited to a little under one acre. Mr. Fetherston asked that Langan clearly document their disturbance calculations for Maser's review.

Member Small suggested a work session between Maser and Langan to review Maser's technical comments in detail.

Mr. Fetherston stated that two other major concerns are about the building design and the landscaping along the building. A landscaping memo has been generated by the Village Engineers office.

Member Small wanted a robust vegetated buffer with large areas of evergreen coverage. He suggested a work session with the three immediately surrounding neighbors to explain the project and efforts to mitigate its impact.

There was a general discussion of the roadway design and its grading. Langan has designed an access road with a 12% grade, requiring a waiver from the Planning Board (10% is standard). Included in the discussion was a request from the DPW Superintendent (relayed through the Village Engineer) to reconfigure the intersection at Deer Hill and Mountain, removing the island. Concerns remained about the steep grade at that intersection.

Member Odell requested the size of the hockey rink, as it will be re-paved to provide parking. The size of the hockey rink is roughly 70 x 120 in area. And it currently is paved.

Exhibits were shared of the views from neighboring homes.

Member Odell asked about the level of noise produced by this facility. Langan stated that there will be no noise as the equipment is inside the building, which will be insulated. The smell will be musty inside the building, however there will be no odors outside. In the event an odor occurs inside, the vent stack will run the gases thru a carbon filter. The plant will be maintained and operated by a licensed operator. Once every two to three weeks the system will be cleaned and a honey truck will remove the solids from the tank.

Member Murphy continued his inquiry from last month into the emergency plan, in case the sewer plant were to fail. There was a general discussion of what would happen and how the school would react to a failure. The pump station will have the ability to attenuate the flow, allowing emergency tanker trucks on site to pump. The board requested documentation of the plan for when the plant is not working properly. Langan will provide a detailed Emergency Preparedness Plan.

Mr. Hoyt referred to a letter from DEC stating that DEC will review the application, and that the review will be shared with the planning board.

Member Klosky asked about emergency power. A generator will be installed with a critical silencer. The system will be exercised weekly.

There were questions about the honey truck noise level when the tanks are cleaned of sludge. Langan stated that this should take approximately 15 minutes. The state decibel levels will be complied with. There will be an annual delivery of chemicals to operate the plant. The chemicals will be stored within an enclosure that will contain any spills or leaks, all according to DEC standards.

Langan described the interior and exterior of the sewage treatment building. It will be a metal clad, prefabricated Butler type building. Member Murphy suggested that the building be insulated for noise purposes. The building will be painted a natural tone to blend into the surrounding area.

Langan has notified SHPO and is waiting for their response. After last month's declaration of Lead Agency, the project was circulated to interested agencies with no objections. The Planning Board is now the Lead Agency.

Member Small asked about the pump station. Langan explained that the pump will be contained in an underground vault, with only a manhole visible on the surface. There will also be a control panel in a stainless steel box that can be free standing or on a structure. It could be screened with shrubbery.

Board members voiced concerns that SKS is not ready for a public hearing because several important parts of the application are not complete. Incomplete items include a satisfactory response to Maser's technical comments, a written emergency preparedness plan, and DEC's initial comments. The SKS stated that the start of the public hearing will be an important milestone for financing purposes. For that reason, the school requested that the public hearing be scheduled for February, even if it has to be held open for another month while the application is completed. The Board granted the request and passed a resolution to schedule the public hearing for February 18, 2014, 7:00pm at Village Hall. A motion was made, seconded, with all voting in favor. Mr. Hoyt will prepare the notice of hearing.

Patricia and Carl Sciple/ Dooley Keifer- 220 BayView Avenue- The Applicant is submitting a revised site plan showing the locations of the septic system and well specifications.

The applicant's engineer, Ross Winglovitz, presented the project. This plan is similar to what was previously submitted but has been further developed to include the septic system design, showing percolation results and locating all abutting wells. Several weeks ago, the applicant met with fire department officials at the site, along with Members Small and Klosky. The fire department felt that the bottle neck at the bottom of the private road would be workable so long as the road would be widened to 12 feet further up hill, and so long as a pull-off would be created to enable trucks to pass one another. The fire department requested that the trees be pruned to provide overhead clearance.

The Board requested that the applicant show any possible schemes that could subdivide the property as-of-right, without requiring a street frontage waiver from the Planning Board. Mr. Hoyt confirmed that the code requires lots to have a minimum of 75% of its required lot width along a public street. Mr. Winglovitz presented a scheme with a 'W' shaped lot, that would have enough street frontage. The Board will have to evaluate the 'W' shaped lot versus the proposed flag lot.

The Board also requested a presentation from the Historical Society, showing their intentions for the original house and its property. The Board made it very clear that they are only considering a residential subdivision at the moment; any nonresidential use by the Historical Society would have to be approved separately, and would not be guaranteed.

Mr. Hoyt asked about the 7 foot discrepancy between the survey and the deed. Steven Drabick, the Land Surveyor, responded by stating that the little strip is a portion of land to correct an encroachment of a garage. The property swap will be clarified at the time of the subdivision and the deed will be corrected.

Mr. Hoyt stated that the project would eventually have to go to the Zoning Board for variances related to the private road. Member Small suggested though, that the Planning Board first settle the road frontage issue, before sending it to the Zoning Board.

Mr. Hoyt stated that this property is in the View Preservation District and would have to go through the VPD application process.

Mr. Hoyt also requested road maintenance agreement material from the Applicant.

Mr. Small called for a motion to declare the Planning Board the Lead Agency under SEQRA in a coordinated review. Member Murphy made the motion; it was seconded by Member Chaudry and passed with all in favor.

NEW BUSINESS

18 Church Street LLC- Applicant is requesting a site plan review for a two lot subdivision.

Dominic Cordisco, the applicant's attorney, stated that a formal application has been submitted for a two lot subdivision. They understand that the existing home would become a corner lot,

requiring a front yard variance from the Zoning Board, and Zoning Board action to create the private road. A waiver from the Planning Board would be required for the lack of street frontage at the new lot.

Tom Whalen, the Applicant, stated that this application is just for the proposed subdivision of 18 Church Street, creating a new private road to Half Moon Ridge Realty property and creating a new home site. He stated that the Half Moon Ridge Realty property is in financial difficulty, therefore, he has removed the four proposed Half Moon Ridge houses from this application.

There was consternation from some members of the Board about segmenting the four houses from the application, since the whole purpose of the private road would be to serve the Half Moon Ridge houses. This issue was left unresolved.

Member Small stated that while the proposed private road from Church Street offered better access to the four Half Moon Houses, he did not like the additional home site behind 18 Church, thinking that it would be a peculiar place to put a house. It would seem like it was built in 18 Church's back yard. Members O'Dell and Klosky disagreed, feeling that the new house could be integrated enough to feel like part of the neighborhood. In previous discussions, it was agreed that the new home behind 18 Church would be limited to 1,200 square feet.

There was a general discussion of Fire Department access along the new private road to Half Moon Ridge Realty. This will require further review from the Fire Department.

It was noted that the property is in the View Preservation District and will have to undergo the VPD review process.

Reasoning that this application is linked to proposed construction at Half Moon Ridge Realty property, and that it involves action from the Zoning Board, Member Small proposed that the Planning Board declare itself Lead Agency under SEQRA with a coordinated review. The Applicant's attorney strenuously objected, because he felt that it would add an untenable delay. The Board relented and did not declare itself Lead Agency.

The Applicant requested a referral from the Planning Board to the Zoning Board to obtain the necessary variances. The Board agreed and passed a resolution for the referral with a motion, a second and all voting in favor. The referral did not imply any endorsement of the project.

Vantage Construction – 9 West Street – The Applicant requests Board review of a single family dwelling in the View Preservation District.

The Applicant presented a preliminary design for a house on lot number nine. He does not have a buyer in mind for the property, but will instead build the house speculatively. He is requesting the Board's preliminary input.

The Board requested some more information about the design, including a revised site plan, topographic information on the plans and elevations, and a revised bulk table.

It appeared to many on the Board that the proposed design was much bigger than adjacent houses. The Board requested that the new house have a similar bulk profile to surrounding buildings and that its ridge not be higher than nearby houses.

With no further business before the Board, the meeting was adjourned with a motion and a second, all voting in favor.

Respectfully Submitted
Arlene Roberts