

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY FEBRUARY 18, 2014 - 7:00 P.M.**

Present Were:

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

Also Present:

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

PUBLIC HEARING

Storm King School-Mountain Rd- Applicant is requesting board review and approval of plans for sewer treatment plant and interior modifications to existing buildings.

Mr. Small states the project is still in flux and not set in stone. The hearing will be left open until March.

Charlie Frankel- Attorney for the school- Presented the proof of mailing and proof of publication. He states the applicants have been back and forth the last few months and some changes have been made. The applicants are hoping the neighbors are pleased with these changes as their concerns have been addressed. The waste treatment plant must be built to meet the DEC standards. There will be renovations to two existing buildings as well.

Girard Fidamant- The project engineer- Provided a brief history of why the applicant is here and must make these changes. The water needs to be treated to a higher degree, the view sheds have been mitigated, and the location of the treatment plant is now going to be behind the where the greenhouse is. He went on to explain that once a month a truck will need to come in and remove the sludge. The views were shown to the public so they could see what the building would look like. (*note* color and exterior may vary somewhat as this was just a photoshopped picture to give an idea to the public)

Peter Bachman- The project Architect- States that screening is necessary. The view is just south of Mountain Rd. The plan is to install a dense buffer of Evergreens at the East end of the existing

maintance building. The discharge would go to the class C stream on the other side of the campus. And it is proposed to discharge to a single location. The stream already exists and is where the current discharge runs. The flow will increase slightly. Over the years many lines have been places through out the campus which have infiltrated. There will be 2 generators to accommodate the three pump stations needed for this project.

Mr. Chaudhry asked about the maximum capacity is of the water supply.

The Village Engineer advised he spoke with the water superintendant and there are some concerns however this is not what the applicant is before the board for.

John Lamand- Asst Head Master of SKS- advised that the goal of 240 pupils could take a decade to reach. The applicants would need to come back to the board several more times in order for the full goal to happen.

Mr. Small asked if there was an emergency plan in place.

Mr. Lamand stated that a draft emergency response plan has been put together and is quite detailed as to what to do in case of outages and shut downs. The applicants will comply with the concerns and comments of the Village Engineer.

Ms. O'Dell asks if the pumps are above or below ground.

Mr. Lamand advised the pumps are below ground, they are submersible pumps. Detailed design documents and plans will be provided in PDF form prior to the March meeting.

Mr. Muphy asked if there are sprinkler systems in the 2 building being renovated. To which Mr. Lamand stated they are not required.

PUBLIC COMMENT

Eric Denega- 8 Abbot Lane- Asks if an odor control system would be put in place. If there is a plant upset can odor be stripped out. He also inquires if there are variances needed and if there is an architectural review required? Mr. Denega asks if more dormitories will be added. He would also like to see Deer Hill Rd fixed properly and not closed during construction. He also is concerned if the school is expanding beyond its reach.

Mr. Small stated that this is a package unit which contains carbon filters which ventilation is run through so there should be no smell to the neighbors. No variances are needed for the application before the board. The board can not require an architectural review however there will be landscaping required. The building is for utilitarian use and will have a utilitarian look to it.

The applicant advised the filiters will need to be removed and changed; a skylight type system will be installed so these can be removed. The ridge height was lowered to accommodate this. The Planning Board and school have the intent of making this gateway into the Village look nice. The addition of more dorms would be a total separate application later down the road.

Paul Jannis-46 Deer Hill Rd- Asks the size of the pump station and if generators will need to be run daily. He also asks how loud the pumps are when running and if the water quality will go up or down. Mr. Jannis also asked if the discharge stream would be a danger to kids who might play in it. He also inquires if there is any kind of warranty from the manufacturer against odors.

The applicant advised only the access hatched will be seen and the control panels which will try to be made as invisible as possible. The size of the generators aren't known at this point but they will need to be run once weekly to keep the warranty. They will have critical silencers and wont be exercised at hours that they shouldn't be. The pumps cant be heard with the lids closed. The water which is discharged is disinfected and safe. It must be tested daily to keep with DEC regulations. There will be a licensed operator on site which isn't there currently.

Blaine Carabody- 1 Mountain Airy Rd- Asked how long the generators need to be exercised for.

The applicant stated 10 minutes or so.

Lorraine Spaulding- 2 Mountain Rd – Stated she has little boys who run around and is wondering what the security is at the stations.

The applicant states that the stations are locked and one would have to worry more about their child getting injured in the kitchen.

Susan Vondrack-6 Eagle Ct- What will the increased water flow do to the wildlife?

The applicant states that 15 times the amount of flow is being discharged via leaks in the pipes.

Mr. Small states that he expects there to be much more detail available next week.

Doug Land-64 Mountain Rd- Thanked the school for responding to the concerns of the neighbors. He is concerned about potential odors when the unexpected event happens. Will there be an odor mitigation plan.

The applicant advises There could be a note added to the plan, if there were any odors it would be those who reside at the school to be affected most. The Head Master for the school advises he has been to visit sites which use these kinds of treatment plants and one would never know such a thing was there, even inside the building of the treatment plant there was only a very faint odor of chemicals.

Michelle Denega- 8 Abbot Lane- States she is concerned with the truck removing the sludge in the summer time.

The applicant states that it is a closed septic systems which opens and is exposed. This is a closed system and the only smell would be during the hose attachment and detachment. Even then there aren't any residences close enough to the area to be effected.

Frank Maybry-3 Mountain Airy Rd- States that the weather may impact the truck being able to remove the sledge. How will the generators be fueled and how will the ground water travel? How will the infrastructure be protected?

The applicant advised that the water will go into the ground. The generators are natural gas. There will be alarms for high level water and the areas will be locked.

The Village Engineer advised there is no source of erosion this way.

Judy Williams- Mountain Rd- Asked if there is an alternative as this seems to be setting precedence.

The applicant advised the alternative is to tie into the municipal sewer and cost an additional \$2 to \$3 Million to the school as well as digging up the road for a long time.

With no further public comment there was a motion to adjourn the public hearing to March 11 at 7pm by Mr. Murphy, this was seconded by Ms. Klosky and all voted in favor.

There was a motion to hold a special meeting in March on March 11 by Mr. Chaudry and seconded by Mr. Murphy and all voted in favor.

OLD BUSINESS

Patricia Sciple-Dooley Kiefer-220 Bayview Ave- Applicant has submitted a revised site plan.

The representative for the applicant stated the plans have been revised as the historical society has refused the offer for this parcel.

Mr. Small stated he asked for the plan to be sketched out.

Mr. Murphy states he is reluctant to deal with flag lots as supported by sub regs. Would prefer to see frontage.

Mr. Chaudhry asks what will happen to the home?

The applicants representative advised it will be likely renovated and sold.

This will need to be referred to the county planning department for comments.

A motion was made to hold a public hearing on 4/15/14 by Ms. O'Dell and was seconded by Ms.

Klosky. All voted in favor.

MINUTES

November 2013- Regular Meeting A motion was made by Mr. Murphy to accept as amended and seconded by Mr. Chaudry and all voted in favor.

December 2013 Regular Meeting A motion was made by Ms. O'Dell and seconded by Ms. Klosky to accept as written and all voted in favor.

With no further business to come before the board the meeting was adjourned at 9:12 with a motion by Mr. Murphy and a second by Ms. O'Dell. All voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary