

**Village of Cornwall on Hudson  
Planning Board Meeting  
March 11, 2014**

Present:

Vishwa Chaudhry

Lee Murphy

Wynn Klosky

Jeff Small- Chairperson

Maryanne O'Dell

Also present:

Andrew Fetherston- Village Engineer

Richard Hoyt- Village Planning Board Attorney

**OLD BUSINESS-**

**Susan and John Carpenter- Shore Road-** Applicant asked for renewal of existing site plan.

Applicant John Carpenter stated that no one wants to build or buy the lot so they are asking for a **6 month** extension. Since the zoning code has remained the same, Member Small asked for approval from the board and or objections. Chairperson Small asked for a motion to renew the site plan for 6 months, Member Chaudhry made the motion with a second by Member O'Dell and all voted in favor except Lee Murphy who abstained from the vote.

**Half Moon -W&B Reality- 202-206 Hudson Street-** Applicant is asked for renewal of existing site plan.

Chairperson Small stated that the only items that remain are the DOT curb-cut and the parking the southeast side. Dominick Cordisco, Attorney for the applicant, stated that in addition to these two items, the applicant has not created the homeowner's association as requested by the Attorney General's office. Since there is no buyer for the property this association creation has not gone forward. Chairperson Small asked for a motion to renew the site plan for **6 months**, Lee Murphy made the motion with a second by Wynn Klosky. All voted in favor.

**Hanson –Howell- 5 Bellwood Lane-** Applicant asked for renewal of existing site plan.

Charles Frankel, the applicant's representative, stated that the only open item is the easement and maintenance agreement with the next door neighbor. It has been drafted and negotiations are going on. Chairperson Small requested a **90 day** extension for the conditional final approval for this subdivision renewal with Wynn Klosky making the motion and the second by Lee Murphy. All voted in favor.

## **PUBLIC HEARING**

### **Storm King School- Mountain Road-**

Chairperson Small asked for any differences in the project or developments that might have changed from last month. Charles Frankel- attorney for the applicant- stated that there have been no major changes since last month. The design had been refined with mostly technical work occurring. The building will be ventilated with a carbon filter built into an exhaust system that will be activated anytime the door opens. The air will be drawn out thru the filter instead of the door.

Gerard Fitamant- Langan Engineering- The pump station that was to convey flow from the Orr Commons building has been eliminated, and with a deep cut thru the ball field instead. There will be a pump station by the maintenance building that will pump to the treatment facility then discharge into the class C stream. The generator has been eliminated from near the Dempsey Dorms along with the generator and pump station closest to Orr Commons. The pump station at Dempsey dorm will have a portable generator which will eliminate the need for weekly exercising of the unit.

Gerard Fitamont stated that with respect to landscaping there will be variety, with landscaping along the entire perimeter, which will block the view of the WWTP from 9W. The structure will be neutral in color with mature plantings shown in the photo shopped version. He feels that the updates made to the negative declaration and EAF have been successfully completed.

Chairperson Small opened the floor for comments. Paul Janus- 46 Deerhill Road- He has the house closest to the outfall exit point, is it in the same spot? Gerard from Langan replies that it will be in the same exact spot.

Discussion followed about the path of the flow and pipe locations and discharges with a gravity type flow out to the brook, with pipe all under the ground near the current ball field. Deerhill Road will be partially closed during construction, with half of the road held open for vehicles to pass thru. The road would be closed for approximately one working day.

Discussion of an existing ice patch that this might be the time to clear up this trouble area. Andrew Fetherston stated that he thinks it is ground water and will discuss the issue with the Superintendent of Public Works. Frank Mabry- Mountain Road stated that there are several areas that freeze on Mountain Road.

Chairperson Small Stated that if there are no other questions or comments he would like to close the public hearing. With a motion from Member Chaudhry and a second by Member Murphy, the public hearing was closed at 7:20 p.m.

Charles Frankel- handed in cards from notices and affidavits from two extra mailings that had the wrong address and the publication in the Cornwall Local. Richard Hoyt discussed with the board each item on the site plan resolution and the proposed negative declaration.

Andrew Fetherston stated that there have been a lot of changes and he will generate a new comprehensive comment letter.

Chairperson Small read the Resolution of Site Plan Approval that containing various conditions. He read this document line by line discussing each point and every condition.

Rajeev Raina Langan Engineering- stated that Jamie Smith (grounds keeper, SKS) will be the incident commander. Standard operating procedures should be in place. He showed color samples of the material of the WWTP forward for board review. Insulation will be 4 inches to mitigate for sound. Gerard Fitamont stated that the lighting will be free standing, next to the building at the height of 18', with no up lighting, using full cut-off fixtures.

Member Murphy asked about the emergency preparedness plan and Chairperson Small stated that it will be a condition of the issuance of the certificate of compliance.

The Board moved on to the Negative Declaration and Richard Hoyt explained segmentation and protecting and impacting the environment. Board members had the first draft last Thursday and this is not the first time the board has seen this document and the third draft was presented this evening to the board.

Board discussion about how the WWTP will be emptied and how the activation of the carbon air filters will be activated.

Richard Hoyt stated that the Negative Declaration will be the go to document for reference purposes. Member Lee Murphy states that he is not prepared to process this information and what document is absolutely needed to go away with tonight. He is feeling pressured and would like to give the applicant their basic needs. He suggested another meeting. Chairperson Small suggested a meeting next week. He stated that this is not the first look at any of these documents but he is open to another meeting to discuss these documents further.

Gerard Fitamant- The DEC has until March 17 if they don't have a negative declaration the DEC will not to act as they will not have a complete application form from SKS. The concepts are not new just this version of the documents are different tonight.

Andrew Fetherston stated he is fine with the Negative declaration.

Member Chaudhry is comfortable with all of the work and the accuracy of the document.

Member Klosky has had time to read this version and has confidence that these documents are accurate.

Richard Hoyt stated that the part 2 of the EAF is not attached to this document. Discussion about the few blanks need to be corrected. He feels that there needs to be a little clean up of both documents

Chairperson Small decided to hold off on the site plan approval, but approve the negative declaration this evening. Member Lee Murphy wanted to be comfortable with what he is approving.

Chairperson Small asked for a motion to approve a negative declaration under SEQRA for the Storm King School site plan dated March 11, 2014. The resolution was seconded by Wynn Klosky, with all voting in favor.

Chairperson Small set a resolution to have a meeting on March 19, 2014 at 7:00 p.m. Member Chaudhry made the motion with a second from Lee Murphy, and all voted in favor.

Chairperson Small asked for a motion to adjourn the meeting -- with the motion from Lee Murphy, a second from Wynn Klosky and all voting in favor, the meeting ended at 8:30 p.m.

Respectfully Submitted  
Arlene Roberts