

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, JUNE 17, 2014 - 7:00 P.M.**

Present Were:

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

Also Present:

Village Engineer
Joe McKay, Attorney
Kristen Boyle, Recording Secretary

Absent:

Vishwa Chaudry

The meeting was called to order by Mr. Small at 7 pm.

CONTINUATION OF PUBLIC HEARING

Sciple-Kiefer-Bayview Ave- The subject property is a 2.68± acre parcel with one existing residence. The proposal is to subdivide 1a 1.7± acre vacant parcel upon which a new residence is to be constructed. The property is known as Tax Map Section 112 Block 1 Lot 16.2 with a sliver of land known as Section 112 Block 1 Lot 15.1. The property is in the View Preservation Overlay District. Access for the new lot is proposed to be over Mountain House Lane, a private road.

The applicants spokesperson advised that a conforming plan was submitted per the request of the Board. A file map from 1933 was submitted which shows the road on the map.

Mr. McKay advised the main issue is the provision under the Village code which allows the Board to use discretion about the use of a private road. If certain criteria are met it is in the

boards' best interest to approve the use of the road. This map has a file date and certainly shows the right of way on the plat. This falls into code provision to allow the Planning Board to make the decision and not need to refer the matter to the Zoning Board of Appeals.

The Engineer for the applicant asks the board to keep in mind that the curb cuts and new driveway do create some environmental issues. By using the private road it allows safer access for all.

Mr. Small stated that earlier on the house was going to be donated to the Historical Society and asks if the applicants might think about donating it to another entity such as the state park.

Mr. Drabick advised that would be contingent upon the buyer of the property.

The applicants engineer advised he would have to discuss this with the applicant.

Public Comment:

Doug Land- Deer Hill Rd-Advised he knows that State Park Commission would be interested in the land. He advised he could speak with the Land Trust and get them to come to a meeting if the applicants would like. But it would take a while to get anywhere with it.

The applicants engineer advised that his clients really would like to move forward.

Mr. Murphy advised that it would make the project more appealing if some of the land were to be donated.

Mr. Small stated maybe a trail head could be named after the family.

Ms. O'Dell stated she would be thrilled if land were to be donated. She also thinks using the private road is the best access.

There was a lengthy conversation regarding moving forward and the applicants engineer was advised that the hearing will remain open and this matter would not be referred to the Zoning Board regarding the access. The engineer will speak with the clients and get back to the Planning Board.

PUBLIC HEARING

18 Church St- Applicant is requesting approval of a two lot subdivision

The applicants attorney submitted proof of publication and mailing receipts.

Steve Drabick- Surveyor for the applicant advised there is an existing dwelling, barn and driveway. The ZBA gave approvals for the use of the existing driveway which will need to be

widened some, that will happen mostly on lot 2. There will also be a new dwelling built on lot 2. A drainage system will be created to avoid run off going into surrounding properties. Both lots have municipal sewage and water already existing. There would be a 15 ft easement for utilities.

PUBLIC COMMENT:

Doug Land- 208 Hudson St- States he has no issues with the application. He much prefers to see the access on Church St.

Peter Miller- Hudson St- States anything being done to the properties would need to go before the ZBA and PB anyway so he sees no issues with what the applicant is requesting.

Mr. McKay advised the ZBA restricted access to no more than 4 residential lots if approved by the Planning Board. Anything more than that would need to go back to the Zoning Board for approval.

There was a lengthy conversation regarding the gate that would be put up as well as access to the lots and what would happen if the buyer wanted to have mixed use.

Mr. Murphy advised he would like to see the home which is going to go on lot 2.

The applicant showed a home which the possible buyers would like to build. It was felt that it was larger than originally spoken about. The applicant advised it is smaller than the Argenio home and would have a single car garage. It would be 40' x 30' with a front porch.

Ms. O'Dell advised she thinks the proposed home would fit in. A smaller home might create an eye sore of a different kind.

A motion was made by Mr. Murphy to close the public hearing and it was seconded by Ms. Klosky. All voted in favor.

Mr. Murphy States he favors this over the original proposal but would like to see a compromise on the size of the house.

Mr. Small stated the building inspector will need to decide on View Preservation.

Mr. Whalen advised he can bring drawing of the house to Mr. Small for approval.

Ms. Klosky advised she feels this would work fine and is not out of character.

Ms. O' Dell advised she too feels this fits in fine with the neighborhood.

Mr. Small stated that the access from Church St is way better than Hudson St.

INFORMAL BUSINESS

Mr. Small advised he received a letter from a neighbor, Erik & Cherrie Ball on Holtz Lane opposing the patio being added to the Rock Wall property.

Mr. Small advised Storm King School provided a set of Plans and all items were addressed.

MINUTES

May 2014- A motion was made Ms.O'Dell to approve the minutes as corrected by and seconded by Ms. Klosky. All voted in favor.

With no further business to come before the board the meeting was adjourned at 8:50 pm with a motion by Ms. O'Dell and a second by Ms. Klosky and all voted in favor.

Respectfully submitted,

Kristen Boyle
Recording Secretary