

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY, FEBRUARY 17, 2015 - 7:00 P.M.**

Present Were:

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

Absent

Wynn Klosky

Also Present:

Kristen Boyle, Recording Secretary  
M. Hanson, applicant  
Joseph McKay, Attorney  
Ray Hecht, Storm King School

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

**Renewals**

Hanson/ Howell Subdivision- Bellwood Lane- Applicant is requesting a six-month extension of an existing approval.

When approved in September 2013, there were seven conditions. All satisfied except rec fee and escrow. Mylar will be signed as soon as fees paid.

*A motion was made by Mr. Murphy to grant a six-month extension to this site plan. This was seconded by Mr. Chaudry and all voted in favor.*

**Old Business**

**M&D Duncan Ave LLC/ Lee Murphy- 269 Hudson Street- Applicant is requesting a use variance to have retail/office space in an existing two family residence in the CBS district.**

Mr. Murphy recused himself as he is the applicant.

Mr. Murphy stated that it is 267 in question not 269 Hudson Street.

The space was previously used as a taxi stand, watch repair and small office in the distant past but unused in the last decade or two.

Because it is along Hudson Street, it needs to be referred to County but Mr. Murphy stated an application was already made to the County. Board will need to wait 30 days for the County to respond.

*Mr. Chaudry made a Motion to:  
Deem application Complete  
Declare Planning Board as lead agency  
Deem SECRA complete  
Declare Type 2 action  
Ms. O'Dell seconded, All in Favor*

Atty McKay advised that it was permitted to waive the public hearing with a statement that the space had a history of use as a business.

*Mr. Chaudry made a motion to waive the public hearing as there is a history of prior use as a business and the space is only 125sq feet and there aren't residents nearby that would be adversely affected. Ms. O'Dell seconded the motion, all in favor.*

Need response from Orange County. Additional comments can be presented at next meeting.

## **Storm King School**

The Storm King School went to zoning board to get an exception for height of fence to improve the appearance of the back area.

Proposed fence would be completely sealed and constructed from high grade vinyl in mahogany. Photos were shown of the area the school is hoping to screen off from traffic on Mountain Avenue. The area is a shed/work space and detracts from the overall look of the school. Landscaping was done to help the view on 9W.

Board and School are in agreement that it is important to make this as aesthetically pleasing and structurally sound as this is both the first thing people see entering the Village as well as entering the school.

Mr. Small requested some photos showing where 8' and 10' feet would reach on the buildings.

Ms. O'Dell would like to see photos/illustrations of the proposed fence.

It was suggested that the fence and gates should probably be same height and not staggered as proposed and most of the board preferred 8ft.

Mr. Murphy requested some idea of how the flora would look. Would it be possible to have some shrubbery either photoshopped or sketched in?

Mr. Murphy asked whether there could be some cost savings with an eight-foot fence versus the ten and that money could be used to extend the fence.

Mr. Hecht stated it would be at least 2 years before the shrubbery and trees grow high enough to hide some of the work.

A site visit was planned but the board felt a "photoshopped" picture would still be helpful. It was felt the fence, although not a major adjustment, is a critical part and it is important to make sure that it is done right.

## **Escrow Updates**

Mr. Small feels it would be helpful to review with applicants their escrow status. This would prevent people from being overwhelmed with a two-year bill at the end of a project versus making monthly payments. A recommendation was made to sit down with applicants early on in the process to go over fees. Also a recommendation was made to ask the Village Board to set fees for renewals/extensions as there are costs to the Village every time the board meets. Applicants will need to make arrangements for escrow before being allowed on the agenda. There are options if fees were left unpaid as they can be re-levied onto ones taxes.

## **Meeting Minutes**

October 2014

*Motion by Mr. Murphy with a second by Ms. O'Dell All in Favor*

November 2014

*Motion by Ms. O'Dell with a second by Mr. Chaudry All in Favor*

Respectfully submitted,  
Roberta Hastey  
Recording Secretary