

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, JUNE 16, 2015 - 7:00 P.M.**

Present Were:

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

Also Present:

Roberta Hastey, Recording Secretary
John Furst, Attorney
Thomas Whalen, Applicant
Charlie Frankel, Attorney for Storm King School
Ray Hecht, Storm King School Applicant
Engineer for Storm King School

The meeting was called to order by Chairperson Small at 7:01 pm.

New Business

Storm King School- 1 Deer Hill Road Applicant is requesting site plan approval for a change of use to an existing single family home. This will change the dwelling to a two-unit apartment for faculty housing.

Charlie Frankel, Attorney for the school stated that there would be little impact visually and as the building should be considered part of the school for accessory use it therefore would fit under the current zoning. The school is looking to make not changes to the exterior but create a wall internally to separate the spaces into two separate residents for faculty.

Zoning is at the heart of the decision. The home is within CR4 zoning and the change would not fit within those guidelines. Mr. Small asked about whether the building inspector had made a determination. Atty Furst stated that it needed to go through the building inspector to make a determination regarding whether the change would be under the code.

Members of the Board felt that if the building was on campus it was could be considered an accessory to the school but as it is on a separate property, it would in all likelihood be determined to be a separate residence regardless of who owns the property. But the determination would need to be made by the Building Inspector.

The school feels it is important for them to be able to have nearby faculty housing to attract and keep the best staff as well as to have more staff near the students. There was some discussion of another property but the school had not decided whether to go forward on these plans.

Mr. Small asked how these properties fit into the school's master plan. Atty Frankel stated the properties were not available or even thought to be available at the time of the creation of the

plan that had been brought before the board, so were not included. Mr. Small asked, allowing for the fact that plans do change, how did these properties fit into the master plan.

Two letters were read into the record regarding the requested variance.

The first letter from Dominic Cordisco made 2 points

1. Not a permitted use.
 - a. Atty Frankel disagreed stating his and the schools view that this was an accessory use.
2. Not part of the school's plan
 - a. It is true it was not part of the plan as it is totally opportunistic.

A second letter from new residents of Deer Hill was read into record stating their disappointment in the thought of having the character of the area so greatly diverge from the current norms.

Before any variance could be entertained, the matter needs to be brought before the Building Inspector. Any further decision was dependent on his decision.

Old Business

W&B Reality / Half Moon- Hudson Street–Hudson Street Possible one month extension of existing site plan. Plan review of updated existing site plan.

Mr. Whalen presented the new plan which deletes some of the previous modifications as they are not required.

Ms. O'Dell made a motion to approve the amended site plans. The motion was seconded by Mr. Murphy, Mr. Chaudry abstained and all else voted in favor. The resolution was passed to remove the curb cut, wheelchair ramp and handicap parking space according to the May 18th outline provided by Mr. Whalen on condition of a confirmation of an arrangement being made with the Village regarding back escrow payments.

A question was brought up regarding the notification of the public about this issue. Atty Furst explained that it was not a public hearing as it was just an amendment/minor modification to an existing plan but the agenda for tonight's meeting was posted on the Village website and is available at the Village Hall.

Rock Wall Pub and Grub- 55 Academy Avenue Board review one year later of approved site plan for outdoor patio.

As there have been no complaints received by the Village, the Rock Wall's case is now closed.

Escrow Review

The status of all current applications was reviewed.

Past Minutes

A motion to approve May 19, 2015 Minutes was made by Mr. Murphy with Ms. Klosky seconding. All voted in favor.

Recognition of MaryAnne O'Dell's Service

The Board thanked Ms. O'Dell. Mr. Murphy suggested that Ms. O'Dell be named as an official alternate Board Member

Training

Mr. Murphy attended a seminar in Tuxedo, NY.

With no further business to come before the board, the meeting was adjourned at 8:07pm with a motion by Mr. Murphy and a second by Mr. Chaudry and all voted in favor.

Respectfully submitted,
Roberta Hastey
Recording Secretary