

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, SEPTEMBER 15, 2015 - 7:00 P.M.**

Present Were:

Jeffrey Small, Chairperson
Vishwa Chaudry
Lee Murphy
Maureen Spaulding

Absent:

Wynn Klosky

Also Present:

Roberta Hastey, Recording Secretary
John Furst, Attorney
John Carpenter, Applicant
Brian Babcock, representing Sciple/Kiefer engineer Ross Winglovitz
Andrew Fetherston, Village Engineer

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

Renewals

Carpenter – Shore Road- Applicant is requesting a six-month extension of an existing approved site plan.

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

Old Business

Sciple/Kiefer- 2 lot Subdivision- Applicant is requesting review of a previously submitted site plan for the approval of a two lot subdivision.

Mr. Small summarized last time this was visited there were two proposals, one without enough street frontage and one with. At that time, the board preferred the “w” scheme with more street frontage. The application was withdrawn, later escrow issues were resolved and plan was rethought and is not being brought before the Planning Board.

Mr. Babcock presented some changes to the plan and felt that due to the fact it was thought the street was not on any official map the Board could make some allowance. Since the subdivision requirements would not allow them to create a lot off of a private road unless they were able to bring the road up specifications and they are not able to bring the private road up to specification (although they would make improvements to the road under any plan), the applicants were looking for the Board to approve the alternate plan (not the “W”). Even if the applicant were to use the board’s preferred plan they felt they would still need to use the private road and probably cut down trees.

There was a discussion about whether either the street or the lot was ever recognized on an official map.

Mr. Small will follow up by researching official maps to see if the street does exist on official maps.

Mr. Murphy felt there was a discrepancy between what the property owners considered safe for others to use but not safe enough for the property owners.

Questions brought up were: Is the existing driveway safe? Is there any way to make it safer.

Mr. Small felt that another site visit was necessary to view sightlines to determine what would be the safest choice.

Although there is a provision to waive the subdivision regulation/frontage requirements, it would need to be determined if there would be any environmental impact as well as other concerns.

Mr. Babcock felt that since they can't bring the road up to code that it should be brought before the ZBA. Mr. Furst and Mr. Small corrected him that the Planning Board would still need to approve before it could go to any other board. First a decision between the two plans would need to be made before any approvals could be made and any referrals to the Zoning Board could be made.

Mr. Fetherston recommended that Mr. Babcock present plans with a few different sight distances and driveways included and with speed limits clearly stated. This would help the Board look at possible changes to the plan that would make it safer.

A motion was made to put the matter on hold until a site visit could be made by the Board and sight lines and speeds were added to the plan.

Meeting Minutes

June 2015

Follow-up on Storm King School – Village Building Inspector felt that the proposed off-site faculty housing was not a part of the school.

Motion by Mr. Murphy with a second by Mr. Chaudry All in Favor

Miscellaneous

Mr. Small officially welcomed Ms. Spaulding to the Board.

A motion was made to adjourn by Mr. Murphy and seconded by Mr. Chaudry. All in favor.

Meeting was adjourned at 7:40pm

Respectfully submitted,
Roberta Hastey
Recording Secretary