

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, OCTOBER 20, 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
Ross Winglovitz, representing Sciple/Kiefer
Andrew Fetherston, Village Engineer
Ray Hecht of Storm King School
John Fuller, Architect for Storm King School
Tom Whalen
Dominic Cordisco for Scenic Technologies

The meeting was called to order by Chairperson Small at 7:02 pm.

Old Business

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

Ross Winglovitz presented amended plans based on comments from the prior month's Planning Board meeting. Mr. Small asked if the new plans were different than the W plan previously presented. Mr. Winglovitz stated it was basically the same but with an adjustment to the driveway and more clearing of the property. The current house and the new structure would use one common access off of Bayview.

The amended plan contained the requested sight distances. Discussion ensued regarding sight distances from notes on the plan as well as what Planning Board members encountered on their site visits. Questions included definition of what was noted on the plan as an enhanced view. Mr. Winglovitz answered it was currently 180 feet but with trimming of neighboring vegetation, would be 210ft (northerly). Southerly site distance would be 310ft. Mr. Murphy produced photos taken from the Board's individual visits. Both driveways had issues but the northern driveway seemed to have more issues.

Village Engineer, Mr. Fetherston asked if the permit engineer of Orange County had been out to make a determination. He recommended that DOT review. Mr. Fetherston questioned whether they would be reducing the curb cuts needed from 2 down to 1. There was also a question regarding the length of driveway and materials to be used. Mr. Winglovitz stated at this time the plan was to use gravel but they would leave up to owners. Mr. Fetherston noted that DOT would need to know the material so that they could figure drainage.

Mr. Chaudry brought up some concerns regarding drainage and septic system. Mr. Fetherston felt based on how well the soil tested there would very limited drainage impact if any for the neighbors. Right now the swale around the house would redirect water towards the driveway and out to 218 but that should not affect the septic as that is at a high point and the setbacks are more than 10ft off the property and they are leaving a 50% expansion area.

Mr. Murphy stated the next version of the drawing should show type of material for driveway and parking and recommended it be permeable/gravel. Mr. Small felt that would help keep the area more CR1 versus suburban.

Mr. Small surveyed the Board Members regarding preference for original or this scheme. Four of the four Board Members preferred the new plan. Mr. Small noted this has the added bonus of being code compliant. There will need to be a new public hearing on the new plans.

Although it is no longer relevant to this plan, it was pointed out that Mountain House Road could not be found on any official map as we don't seem to have an official map.

Mr. Murphy would like to see a more complete plan with the greenery laid out.

Atty Furst recommended that the amended plans be available for view by the public before the notices went out.

Mr. Fetherston requested Bulk tables should be shown which would show setbacks, remove driveway, get permit engineer to review, drainage issues addressed and common driveway addressed.

Atty Furst – NYDOT would need to be part of the process to address SEQRA.

New plans need to be sent to Orange County.

There would be an uncoordinated review by both the Planning Board and NY DOT and each agency could act independently regarding the determination of environmental impact. Negative SEQRA declarations would need to be made by both DOT and the Village Planning Board.

Both the subdivision and SEQRA public hearing would be held on the same date but they would close the SEQRA part of the hearing, make a determination but keep it open regarding the subdivision. After the SEQRA declaration, the public hearing would continue. This would allow compliance but not require two more months of meetings.

Mr. Murphy motioned to schedule a public hearing next month. The motion was seconded by Ms. Spaulding, all in favor.

New Business

Storm King School -314 Mountain Road- Applicant is requesting Site plan modification to add a gazebo, a side yard deck and a pathway from the waste water treatment.

Ms. Spaulding recused herself from the proceedings due to possible conflict of interest.

Mr. Hecht presented new plans along with pictures of the areas to be modified. The school had

purchased a log cabin for faculty use. The new space was separated from the School by an easement road. There is currently faculty members living in this house (one family) and the School would like to create a staircase up from the house to the school property. The staircase would be all on the Storm King School property and would be 120 feet long and an approximately 40ft elevation change. It is a steep staircase but would allow better access to and from the school. The stairs would be lit but the plans as of now are for low landscape lighting, possibly solar. Mr. Murphy and Mr. Small suggested step lights be noted on the plans.

Chairman Small brought up the bright lighting going towards 9W. Mr. Hecht mentioned new lighting that was much dimmer has been bought and will be installed shortly.

Mr. Chaudry asked for clarification of where this newly acquired property is but in discussion it was noted the property and staircase would be a respectable distance from 9W.

Regarding lighting the Pavilion/Gazebo would only have internal lighting and deck would have no additional lighting.

Gazebo (also referred to as a Pavilion)

The new pavilion will mirror the iconic bell tower and provide outdoor activity area and shade to replace two trees that had to be removed. The pavilion will be 18 feet wide by 24 feet long and will sit at the end of the current terrace and in front of Orrs Common Building. Pavilion would be in the corner facing the athletic field and would not add any impervious area as terrace currently exists and gazebo/pavilion would be built on top of paved space.

Deck will be on the recently renovated building on the side where the dorm parents reside.

Mr. Chaudry questioned if it would block any egress from the basement. Mr. Hecht noted there were other exits and that the only item that the building inspector had issue with was the gas meter. The gas meter would be moved for safety reasons and ease of access for Central Hudson. Mr. Hecht stated they would be working with Central Hudson on this change.

Atty Furst stated there would still need to be a public hearing despite the fact that there were only minor changes being made as the property is non-residential. The applicant should send the plans to Orange County due to the distance from 9W and that it was probably a Type 2 action under SEQRA. An EAF was submitted for all three projects.

Mr. Small asked that the lighting on the stairs be documented and current and other changes to the lighting should be noted.

Mr. Murphy motioned to schedule a public hearing for next month, Mr. Chaudry, seconded the three participating board members were all in favor.

Informal Discussion

Scenic Technology-300 Shore Road- Informal discussion about developing this parcel.

Mr. Cordisco and Mr. Whalen came before the board to discuss ideas for developing the land down on Shore Road. The property has many challenges including that it is in an industrial zone but there would need to be some willingness on the part of the board to even consider development. Currently the space is used only sporadically by Scenic Technologies/PRG and they are interested in finding a better use of the

space. One idea they presented was to remove the current buildings and replace with low-rise town houses.

The current road and road conditions make the space less than desirable for manufacturing as it is difficult to maneuver large vehicles through the narrow, winding streets.

Mr. Small voiced some concern about the historic views and import of Plum Point. Views from the River and the Marsh should not be marred by new large construction. And that the current height of 35 ft should be the limit.

Mr. Whalen felt that staying under 35ft height would make it difficult to proceed. Mr. Chaudry stated that 35 ft was fairly high.

Mr. Small and Mr. Murphy felt that there was an issue with the noise of the trains and the long time they spend idling at night that might make it less appealing for potential residents.

Mr. Chaudry questioned if there was any thought to putting higher taxed businesses.

Mr. Cordisco- because of the fact we do not have major highways going through the area, it makes it difficult to attract anything other than residential space. And unfortunately when there is any suggestion of industrial space in the area, the neighboring residents usually block (as in PRGs request to use the space now the Food Bank).

Mr. Fetherston also mentioned that whatever gets built would have to take into consideration possible rise/flooding of the Hudson River.

Mr. Small stated that it was not just us but the Hudson Highlands Fjord Trail being built and that many other scenic sites outside of Cornwall-on-Hudson would be affected by any large buildings.

Mr. Murphy – Although the space has lots of constraints, there might be a business out there that specializes in fitting businesses to the space. Mr. Small – Ideally it would be an industrial/commercial space that would be lower than 35 ft.

Mr. Cordisco asked about going back to Scenic Technologies and returning with some other ideas but Mr. Small said he would be reluctant to do too many informal conversations. Next step, he felt, would be to make an actual proposal. Mr. Cordisco was hoping for a zoning change that would allow for residential construction but with clearly outlined constraints.

The Board while they would love to see the property redeveloped and understand the many constraints involved, they would need more definite ideas to continue any discussion.

Meeting Minutes

A motion was made by Ms. Spaulding to approve the minutes of September 15, 2015, Mr. Murphy seconded, all in favor.

Meeting was adjourned at 8:28pm

Mr. Chaudry motioned to adjourn the meeting, Mr. Murphy seconded, all in favor.

Respectfully submitted,
Roberta Hastey
Recording Secretary

