

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY, APRIL 19, 2016 - 7:00 P.M.**

Present Were:

Jeffrey Small, Chairperson  
Vishwa Chaudry (7:15)  
Wynn Klosky  
Lee Murphy  
Maureen Spaulding

Also Present:

John Furst, Attorney  
Andrew Fetherston, Village Engineer  
Roberta Hastey, Recording Secretary  
Jim Catella, Project Manager at Clark Company  
Joseph Graziosi, Athletic Director for Storm King School  
Mabel Gutliph, Clark Company  
Kelly and Arya Yarpezeskan, Applicants

The meeting was called to order by Jeffrey Small, Chairperson at 7:00 pm.

**PUBLIC HEARING**

**Storm King School – 314 Mountain Road- Applicant requesting site plan review for the regrading of natural grass athletic field.**

Mr. Catella of Clark Company presented the Board and public with the amended plans. Explaining the existing top soil is too compacted, is unsafe and causes sheet flow of rain or puddling. The amended soil will absorb more water and also allow the water to drain into a series of pipes that will outlet to a stream on the other side of 9W without overwhelming the stream. They will re-sod the field to keep the new soil in place.

Mr. Fetherston stated that all comments have been addressed and Mr. Small surveyed the Board for any further comments.

The Public Hearing was opened for Public Comment but there were no comments offered.

Mr. Murphy and Mr. Small both commented on the thoroughness of the process and appreciation for the response to the Board and the Village Engineer's suggestions and concerns.

*A motion was made by Mr. Murphy to close the public hearing. This was seconded by Ms. Spaulding and all voted in favor.*

*A motion was made by Mr. Murphy to approve the application with the condition of payment of fees. This was seconded by Ms. Klosky and all voted in favor.*

## **NEW BUSINESS**

**Kelly A. Yarpezeshkan – 8 Riverside Drive – Applicant is requesting board review of an application to place a yoga studio into existing space previously used as a doctor’s office.**

Ms. Yarpezeshkan presented the board with the current status of the space and her plan to have a yoga studio. She presented photos of the Grandview separate entrance, the space to become a studio and the driveway accessed from Grandview. Spaces for several cars were marked on the photo but Ms. Yarpezeshkan stated there was additional parking on Riverside Drive.

The space need for the studio is approximately 600 sq. ft. in a home of 4900 sq. feet.  
Ms. Yarpezeshkan projected a maximum of 10 students per session and two sessions per day.

Atty Furst went over the possible ways this plan could fit into the code: is it a home occupation/office space which is allowed or is it a commercial space which would not fit into the area’s zoning.

The major concern would be parking for the students and how that would affect neighbors. While there was some concern about traffic on such a narrow street as Grandview, Ms. Spaulding pointed out that most of those parking on the Grandview driveway would use Wilson and would only be on Grandview for a few hundred feet.

Ms. Yarpezeshkan has done an informal survey of neighbors and received positive feedback.

Mr. Fetherston passed around to the Board a tablet with an aerial view of the space in question.

Mr. Small requested an amended survey showing the parking and an easement agreement for use of Riverside Drive to be presented at the next meeting.

## **MINUTES**

**March 22, 2016**

*Mr. Murphy motioned to approve both sets of minutes, Ms. Spaulding seconded, all in favor.*

## **INFORMAL DISCUSSION**

Burns & Whalen are looking to remove the barn behind 202 Hudson Street. Although it has some historic value there is no protection under the current code.

**Meeting was adjourned at 7:38pm**

*Mr. Murphy motioned to adjourn the meeting, Ms. Klosky seconded, all in favor.*

Respectfully submitted,  
Roberta Hastey  
Recording Secretary