

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY, SEPTEMBER 20, 2016 - 7:00 P.M.**

Present Were:

Jeffrey Small, Chairperson  
Vishwa Chaudry  
Wynn Klosky  
Lee Murphy  
Maureen Spaulding

Also Present:

John Furst, Attorney  
Andrew Fetherston, Planning Board Engineer  
Roberta Haste, Recording Secretary  
John Carpenter, Applicant  
AJ Coppola, Architect for Grandview Avenue  
Dan and Ann Bloom, Applicants

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

**OLD BUSINESS**

**Renewal of Existing Site Plan**

**John Carpenter- Shore Road- Owner is requesting a 6-month extension of existing site plan.**

Mr. Carpenter appeared before the board to renew the site plan. Property is now for sale.

**Motion to Renew Site Plan**

*Mr. Murphy motioned to renew, Mr. Chaudry seconded, all in favor.*

**NEW BUSINESS**

**Jacqueline Conklin-** Grandview Ave vacant lot- Applicants Dan and Ann Bloom have been given permission to ask for board approval to construct a single-family dwelling.

AJ Coppola, the architect for the Blooms, presented plans for a new single-family structure to be built on Grandview Avenue which is within the view district/overlay. They are proposing a single-story ranch-style home

Mr. Coppola gave dimensions and showed blueprints for the structure. The lot slopes severely down towards the river and is a little less than 100ft wide. The house will have the garage on the right and the front door in the middle with bedrooms and the living area towards the rear and an in-and-out driveway. The house will be situated with 20 ft on left and right and front yard setback of 30 ft. There will be a tiered retaining wall similar to other houses on the street. Due to the slope there will be a 14 foot difference between the basement and first floor. Tiered planted areas will be on the east and west sides of the house. French drains on each side of the house and trench drain/grated slot drain in front of the garage will gather the water to be diverted to the rear. The structure will be basic as the Blooms are looking to downsize. Mr. Coppola described the house and showed the floor plan. The first floor walls will be 9 foot high and it will have a low-sloping roof so from grade to the top of the ridge it is well under 15ft. The deck in the rear

will have a cable railing. The basement will be unfinished and unheated but will have sliding glass doors that open on to the backyard.

Mr. Chaudry asked Mr. Coppola about the specifics of the drains.

Mr. Coppola responded that there will be three types of drains. There will be French drains which main purpose will be to prevent water from going from the property on to the neighbors' property. There is a grated slot drain to prevent water from going into the garage and footing drains which are required by code. The water collected will be diverted to the backyard.

Mr. Fetherston, felt the French drains were an excellent idea as they are basically a stone ditch that will discharge to the backyard. The silt fence might be an issue so an adjustment to that might be needed. The trench drain planned is a necessity in the front. The footing drains discharge will not be erosive but a trickle. For the retaining walls, Mr. Fetherston suggested a few more spot elevations would be helpful to the Board and to the building inspector. Having an architect to design the walls, especially for anything over 4 feet, might be helpful. It would be better if the setback on the west side was moved over a few inches since it was so close to the setback line. Mr. Fetherston had some concerns about the fill placement in the rear – was it necessary, it might be a source of erosion. If that could be on natural grade, it would make the wall a little larger. He noted the structure was pushed as close to the road as possible so there would be less disturbance to the lot which makes sense due to the steep slope behind. It is in kind to other homes in the area. The low profile will be helpful with the view preservation as it is 15ft at the ridge from the street level instead of the maximum allowed of 35ft.

Mr. Murphy asked if the neighbors could be identified on the site plan.

Mr. Small pointed out that view preservation is the Board's focus. Keeping the house as low profile as possible and keeping the retaining walls as close to 4ft as possible is important.

Mr. Coppola noted the walls were close to the 4<sup>th</sup> height but he would go back and tweak them to get them under.

Mr. Small noted that while the home will have a low profile from the front, from the side or at an angle, it is very long. Mr. Murphy suggested adding windows on the side to break it up visually.

Ms. Klosky asked if the roofing will be industrial looking.

Mr. Coppola answered although it will not have tabs, it won't be prominent and you would need to be above the roof to view it.

Mr. Fetherston was able to show the Board a 3D image of the potential roof.

Mr. Coppola thought an alternate covering would require raising the pitch thereby making the house taller.

Mr. Murphy asked can the impact of storm water off of Grandview Avenue be calculated?

Mr. Fetherston replied the best map currently available would not be definitive. The size of the lot doesn't fall into required storm water mitigation. The water would go to a 200 ft run of well vegetated area.

Ms. Klosky asked if the intent is to keep the current trees

Mr. Coppola: The intent is not to remove current trees but the landscaping will be foundation plants, nothing very tall.

Mr. Small suggested identifying the species of plants and to give more detail on the landscaping.

Mr. Small stated there will be a public hearing and a discussion ensued regarding reasonable ways to illustrate the impact of the home to the public. A request was made to use five helium balloons set to the proper heights to show the four corners of the house with a fifth balloon at ridge height. A site visit will be scheduled and opened to the public to view. It was suggested that at the public hearing it would be helpful to note the heights of neighboring homes as well.

Atty Furst for the Public Hearing one mailing will need to be done before the hearing with the date of hearing and balloon test.

Mr. Murphy asked about SEQRA.

Atty Furst responded that it was an unlisted action and no other agencies would need to be coordinated with. It should be referred to the county for a visual site plan approval although there does not seem to be any county impact. Before the determination is made, a negative declaration should be issued. There are view shed and aesthetic issues but they do not rise to the level to require an environmental impact statement.

Mr. Coppola will address Mr. Fetherston's suggestions and will add bulk tables into the application.

The dates of October 18 for the Hearing and October 8 & 9 for site visit were set.

Mr. Coppola will coordinate with Arlene regarding the mailing.

**Motion to hold public hearing**

*Resolve to hold a public hearing on October 18 with a site visit on October 8.*

*Ms. Spaulding seconded, all in favor.*

**Escrow**

Everything was up-to-date except for the two most recent actions.

**Meeting was adjourned at 8:00pm**

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

Respectfully submitted,

Roberta Hastey  
Recording Secretary