

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, OCTOBER 18, 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 Hasteley, Recording Secretary
AJ Coppola, Architect for Grandview Avenue
Dan and Ann Bloom, Applicants
Larry Torro, Engineer for Storm King School
Tom Whalen, Half Moon Realty
Dominic Cordisco
John Nosek, Nosek Engineering for HMR

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

NEW BUSINESS:

Storm King School- 314 Mountain Road- Applicant is seeking site plan approval for a change of use to the Spy Rock House location. The conversion of the interior of an existing two family: to include 2 parent units and 4 bedrooms for students.

Larry Torro, of Civil Tec Engineering and Surveying, PC, working for Storm King School presented plans to the Board.

All changes will be internal, primarily rearranging of bedrooms to add an additional parental unit. It will be a change of use from a two-family home to a dormitory. A public hearing was waived as the structure is an existing nonconforming lot and within the main campus.

Motion to Approve Plan

Mr. Murphy motioned to approve plan with the following conditions: new plans to show four parking spots, Ms. Spaulding seconded, all in favor.

Motion regarding SEQRA

Ms. Klosky motioned to adopt a negative declaration of SEQRA. The motion was seconded by Mr. Chaudry, all in favor.

PUBLIC HEARING

Jacqueline Conklin- Grandview Ave vacant lot- Applicants are seeking approval to construct a single family dwelling on a vacant lot located in the VPD.

AJ Coppola, the architect for the Blooms, presented the Board with the affidavit of publication and showed photos from the balloon test. He gave a brief presentation of the project to the public and passed the photos to the public.

Each side of the house is terraced and the retaining walls are less than 4ft high. Roof is as low sloping as they could get to keep the house's profile as low as possible.

Mr. Coppola explained the balloon test. There were 2 balloons in the front, 2 in the back at what will be the eave height. The 5th balloon in the center represented the highest point of the house.

Mr. Chaudry asked about stone staircase on a neighbor's property.

PUBLIC HEARING

Karen Schaack, next door neighbor. Looks like the house will be lower than hers, that they respected the view and it seems like a very doable plan

Ed Moulton, lives on the other side of the proposed home and he wholeheartedly endorses the project and feels they have gone out of their way to keep the home low profile and accommodate neighbors.

Mr. Murphy asked about the addition of windows on the side of the home to help break up line. Mr. Coppola stated that on the east side they could add a window but the west would interfere with the privacy of the Blooms.

Mr. Murphy stated that the east side was the side was of concern, so it would be acceptable to add on just that side.

Mr. Murphy asked about roofing and if it was possible to use another material that did not look as industrial as the one presented at the last meeting.

Mr. Coppola agreed to a change in roofing material.

Mr. Small discussed an issue with retaining walls between that and the neighbors' retaining walls might create a canyon like effect.

Mr. Coppola noted there will be a drain there and the retaining wall dies out in front of the garage, landscaping can be added on the corner to address the issue.

Ms. Schaack noted they would need to get a lawnmower into the back but as long as there was enough space, she was ok with the retaining wall placement.

Mr. Fetherston pointed out that the mower could go over the French drain as long as the blades are not in effect. The property on the east does not have a lot of space but if there is cooperation they could address the issue between themselves.

Mr. Chaudry asked if the new roofing would be able to handle snow load in the winter.

Mr. Coppola responded he will make sure of the roof will be able to accommodate the snow load.

Mr. Fetherston the lot is non-conforming since it is only 100 feet wide.

Ms. Klosky appreciated the balloon test. Mr. Small, short of an underground house, there was a lot done to preserve the view and to keep the home as low profile as possible.

Motion to close the public hearing

Mr. Murphy motioned to close the public hearing. Mr. Chaudry seconded, all in favor.

Motion regarding SEQRA

Ms. Klosky motioned to adopt a negative declaration of SEQRA. The motion was seconded by Ms. Spaulding, all in favor.

Motion to Approve Plan

Mr. Murphy motioned to approve plan with noted changes, Ms. Spaulding seconded, all in favor.

NEW BUSINESS (continued):

Half Moon Ridge Realty- Church Street- Applicant is seeking board approval to subdivide 1.5 acres into 4 single family residential building lots.

John Nosek of Nosek Engineering on behalf of Half Moon Ridge Realty, presented concept plans for developing the area off of Church Street using a private driveway. The houses would be connected to municipal water and sewer facilities.

Mr. Small read a letters from:

- Jeff Armitage, Fire Chief of the Village, reviewed plans and has no recommendations or requests for changes.
- Dave Halvorsen letter stated the two houses that require jets should have sewer lines all the way to the mains and the proposed turnarounds should be large enough to accommodate garbage trucks.
- Bob June was in agreement with the layout of the water feed of the project.

Mr. Chaudry would like to see a more definitive response on truck turnarounds. Mr. Fetherston suggested the engineer diagram the turning radii on the plan.

Dominic Cordisco explained the plans have been pending for over a decade starting with town houses and rebuilding of garage. Original access was going to be from Hudson Street but access will now be off of Church Street.

Andrew Fetherston felt that for a concept plan, it was fine and his notes were more to fine tune the plan.

The area is currently in the SR zone but with a CBS overlay. As it is a four lot residential, is the CBS not applicable? Should they just remove the overlay? There was general agreement that removing the overlay would make sense. [11/15 - CBS overlay does not apply but cannot be removed by the Planning Board]

There was a discussion regarding water flow and drainage, the plans are to take sanitary to the back to the easement utility to Wood which would eliminate the need for pump stations.

Mr. Small asked for more details on the homes, but Mr. Whalen was waiting on actual buyers but would keep the houses within the building envelope and probably include a garage as that is the predominate preference.

Mr. Small asked about landscaping, would there be any clear cutting? Mr. Whalen noted that currently there are mostly locust trees. It was suggested that a vegetative buffer might be good for both the drainage and a buffer to neighbors on Wood Avenue. Mr. Nosek suggested an undisturbed buffer to help with drainage. They would also collect water and funnel to Wood Avenue.

Mr. Fetherston: dry wells might be helpful although not necessary. Not sure if it is a good idea to take water from one area, funnel it and bring to Wood Avenue as it might overwhelm the existing systems.

Mr. Small asked on future plans the types of buildings with their footprint, estimated square footage and general information regarding the proposed homes be added.

MINUTES

July 20, 2016

Mr. Murphy motioned to approve the July minutes as amended, Ms. Klosky seconded, all in favor.

MISC.

Mr. Small updated the board on Comprehensive Plan Committee and asked the Board to email him suggestions on what they felt should be addressed. Some comments at the meeting included looking into lighting concerns. Mr. Fetherston suggested zoning codes should be looked at and that he could get samples of zoning codes from other areas. Atty Furst also suggested the committee should look at the way Recreation Fees are calculated.

Meeting was adjourned at 8:15pm

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

Respectfully submitted,

Roberta Hastey
Recording Secretary