

**VILLAGE OF CORNWALL-ON-HUDSON  
PLANNING BOARD  
TUESDAY, NOVEMBER 15, 2016 - 7:00 P.M.**

Present Were:

Jeffrey Small, Chairperson  
Wynn Klosky  
Lee Murphy

Absent:

Vishwa Chaudry  
Maureen Spaulding

Also Present:

John Furst, Attorney  
Andrew Fetherston, Planning Board Engineer  
Roberta Hastey, Recording Secretary  
Tom Whalen, Half Moon Ridge Realty  
John Nosek, Nosek Engineering for HMRR  
Steve Graybeck, Surveyor for HMRR

The meeting was called to order by Jeffrey Small, Chairperson at 7:04 pm.

**OLD BUSINESS:**

**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, followed up on the prior meeting's questions and suggestions and presented more details for the area off of Church Street. Specifically:

- Grading
- Turn around area (now extended to accommodate fire departments largest truck)
- Sewer lines going through back of the lots and placement of sewer connections
- 10ft wide no-disturbance area (excluding where the sewer line will go through)
- Water lines (in front of lots)
- Private road specifications and modifications of private road agreement
- Landscaping
- Incorporated the Village engineer's recommendations to bring storm water back into ground through infiltrators

Mr. Fetherston had some questions regarding some of the grading and some landscaping. Discussion followed regarding landscaping, grading, sewer placement, whether there was a need for a retention wall, whether a stepped trench could be used and alternative plans for storm water diversion.

Mr. Nosek will follow up with Bob June of the Water Department and the Village Board regarding the placement of water and sewer lines and easement issues.

Mr. Small asked that the plans for landscaping to be made more specific especially in the no-disturbance area and that boundaries be clearly defined.

Mr. Whalen asked about exclusions within landscaping plans made for trees with safety issues. Atty Furst will find language regarding "diseased and dying" vegetation.

Mr. Small reviewed some notes from Orange County Planning regarding concern for the placement of the driveways and some other concerns regarding run-off that Mr. Fetherston will investigate.

Mr. Whalen presented four building types to the Board. The Board asked that the plans show where the driveways and garage are to be located as some of the lots have very specific requirements that will limit the placement of driveways. Mr. Small would like to see more specific site plans including some possible combinations of driveway/garages. He would also like to see more specifics on drainage structures, and lighting including that the lighting be limited to full cut off fixtures. Mr. Murphy felt it might be helpful if HMRR provide some lighting it might preclude a homeowner putting up lighting that glares into neighboring lots.

As a Health Department approval is needed for the water lines, the Board will declare themselves lead agency on SEQRA.

**Motion regarding SEQRA**

*Mr. Murphy motioned to declare lead agency regarding SEQRA. The motion was seconded by Ms. Klosky, all in favor.*

The updated plans will need to be brought before the Board for review at the December meeting before a public hearing can be held even though the public hearing will need to be held over for an additional month to complete the SEQRA process.

**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.**

The Board reaffirmed their approval from last month now that the County's approval has been received.

**Motion to Approve Plan**

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

**MINUTES**

**September 20 and October 16, 2016**

*Mr. Murphy motioned to approve the September and October minutes as amended, Ms. Klosky seconded, all in favor.*

**MISC.**

Mr. Small updated the Board on Comprehensive Plan Committee and asked the Board to continue to email him suggestions on what should be addressed.

**Meeting was adjourned at 8:15pm**

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

Respectfully submitted,

Roberta Hastey, Recording Secretary