

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

Present Were:

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

Also Present:

John Furst, Attorney	
John Stoeckel, Engineer	
Roberta Hastey, Recording Secretary	Ben Maggio, Code Enforcement Official
Tom Whalen, Half Moon Ridge Realty	Toni Minuta, Applicant
Dominic Cordisco	Robert Minuta
John Nosek, Nosek Engineering for HMRR	Joseph Minuta, Architect for Applicant

The meeting was called to order by Jeffrey Small, Chairperson at 7:00 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 presented the amended plans to the Board:

- Revised plan to eliminate need for retaining walls
- Revised grading to mimic current grading
- Shows turn arounds on each lot
- Revised utility plans to eliminate going to back of lots through easement. Added gravity connections on lot 1 and individual sewer pumps on 2, 3 and 4.
- Kept buffer area
- Minimal lighting – including full cut off requirement
- Added more landscaping including trees and shrubs but keeping it cost effective.

Mr. Stoeckel asked for calculations regarding impervious coverage and design calculations of each pump stations. There were 17 comments total that needed to be resolved and it was determined that it would be a better use of time to hold a work session to address these issues on Tuesday, December 27 at Village Hall with HMRR, 2 Board members (Mr. Small and Mr. Murphy) and a representative from Mazur Engineering (either Mr. Fetherston or Mr. Stoeckel) and an attorney for the Village.

Mr. Small asked for more detailed plans showing 3-4 different options. Some of the lots would limit what type of garage could be used. For example lot 1 would have limited options but one option should be shown that works. Understanding they don't have customers yet, Mr. Whalen stated they will work within the building envelope. Ms. Spaulding suggested showing few designs that would fit on each lot. Noting the plans would not be set in stone, Mr. Small requested they show lot coverage, orientation and driveway location and possible garage.

Mr. Small reviewed the EAF. Additional information needed on noise level and hours of operation during construction and a calculation of traffic. Mr. Nosek will show limits of disturbance line. Specific language on buffer and lighting need to be added to plans as well but will be discussed at work session.

NEW BUSINESS:

Stylist’s Chair-276 Hudson Street-The applicant is requesting board review to convert the second floor to an accessory owner occupied apartment.

Mr. Minuta, architect for the Stylist’s Chair presented plans for converting the unused second floor to an apartment. The apartment will have a separate entrance from the salon. Mr. Minuta provided a preliminary design for the new addition keeping with the existing structure. The extension to the current footprint would be minimal and the current wooden ramp would be replaced by grading up to the entrance. The lot is in both the SR district and CBS overlay district but the changes will not exceed lot coverage in either district.

Mr. Small pointed out that it was not an accessory apartment per the Village’s very specific language but change would fall under mixed use. Atty Furst added it was an additional use and could be considered a site plan amendment.

Mr. Stoeckel also noted it was not an accessory apartment and there was an issue with parking.

The Planning Board cannot address the off street parking requirements. Two to four additional off street parking spots would be needed. Considering the total additional spaces needed would be very difficult to create, it was suggested the applicants appear before the Zoning Board, with a positive recommendation from the Planning Board, and request a variance.

2017 MEETING DATES

The Board read through meeting dates for 2017.

Planning Board Dates for 2017

January 17	April 18	July 18	October 17
February 21*	May 16	August 15	November 21
March 28*	June 20	September 19	December 19

*As there were no significant conflicts, Mr. Murphy motioned to approve meeting dates, Ms. Spaulding seconded, all in favor. *2/14 and 3/21 were changed to 2/21 and 3/28 after the meeting.*

Meeting was adjourned at 8:30pm

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

Respectfully submitted,

Roberta Hastey, Recording Secretary