

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, FEBRUARY 21, 2017 - 7:00 P.M.**

Present Were:

Jeffrey Small, Chairperson
Vishwa Chaudry (7:05)
Wynn Klosky (7:02)
Lee Murphy
Maureen Spaulding

Also Present:

John Furst, Attorney	Andrew Fetherston, Engineer
Roberta Haste, Recording Secretary	Ben Maggio, Code Enforcement Official
Tom Whalen, Half Moon Ridge Realty	John Nosek, Nosek Engineering for HMRR
Steve Graybeck, Surveyor for HMRR	Esther Kim and family, applicants
Margaret and Bob Schmidt &	Atty Gerald Jacobowitz, atty for Kims
Christine and David Rasmussen, applicants	Julie & Lou Pipolo, applicants

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.

Mr. Nosek presented the revised plans. Mr. Small asked for some additional information to be shown so to give the Board and the Public a better idea of how the driveways, garages, etc. would work with the four different lots and the different grading needed.

Mr. Fetherston's noted there needed to be some more detail regarding the storm water plans but felt it was suitable to present to the public.

Mr. Whalen stated that the new plans may not be the final choice but they should be allowed some room for adjustments with the understanding that any plans would still need to pass by the building inspector and major changes could trigger new appearances before the Planning Board. Atty Furst noted a few minor items on the EAF that needed to be edited.

Mr. Murphy ask Mr. Fetherston to confirm his confidence in the issues he brought up being addressed. Mr. Fetherston responded that there were no "showstoppers" in the items noted.

Motion to Conduct Public Hearing

Mr. Murphy motioned for a Public Hearing to be held on March 28, 2017, Ms .Klosky seconded, all in favor.

NEW BUSINESS:

David Rasmussen-3 Payson Road- Applicant is requesting site plan approval to construct an accessory apartment in the existing attached garage.

Terrence Savange of J.T. McManus, Inc. presented plans for David & Christine Rasmussen to adapt their current residence to accommodate Mrs. Rasmussen's parents, Marge & Bob Schmidt. They are looking to add an accessory apartment in the bottom floor to accommodate Mrs. Schmidt's health requirements. Discussion ensued regarding the fact the area set aside for

the apartment would be too large to be considered an accessory apartment. The end result should not be a 2 family house opening up the home in the future to be used as a rental apartment.

Mr. Rasmussen presented a letter from neighbors supporting the addition.

Mr. Small asked the applicants to resubmit the plan to meet the requirements of the current code.

Esther Kim- 259 Hudson Street- Applicant is requesting site plan approval to construct an accessory apartment in an existing detached garage.

Atty Jacobowitz presented for the Kims regarding an accessory apartment for Ms. Kim's father. Mr. Small thought this might be determined to be an additional use because it is within the CBS. Atty Furst agreed stating it would still need a site plan approval. The garage will be substantially renovated to create the apartment.

Mr. Small asked to see more details such as water and sewer, utility lines, parking, setbacks, height/bulk table and added impervious area. Mr. Fetherston will send the check list over to Atty Jacobowitz.

Julie Pipolo/ Storm King Associates- 2 Idlewild Avenue- Applicant is requesting modification of existing site plan to convert existing take out window.

The Pipolos owners of Pepettini would like to extend to what was recently an ice creams shop in the Storm King building. The space would be used specifically for takeout. There would be a small sitting area but no wait staff service. The hours would be 7-4 and they look to be reactivating the Movie Theatre's agreement regarding parking. Ms. Spaulding asked how they planned on sharing the space with the kayak company. Mr. Pipolo stated the kayak company will only be selling tickets in the space. The kayaks will be stored, as they are now, in the back. What is there now will be cleaned up but the space will not be structurally changed.

The subject of parking was brought up and it was suggested there might be an agreement regarding the municipal parking lot.

Atty Furst if it's just replacing the ice cream shop, the board is allowed to waive the parking requirements. Mr. Fetherston was wonder about the food preparation counters. The Pipolos replied preparation would take place at Pepettini.

Mr. Small asked Mr. Maggio if/how he coordinates with the Health Department.

Atty Furst Board has the ability to waive a hearing as long as it is a replacement of another similar business and is a Type 2 Action.

Motion to Waive Public Hearing

Ms. Spaulding motioned to Waiving Public Hearing, Mr. Chaudry seconded, four in favor with one nay vote by Mr. Murphy.

Mr. Small read into the record the 239M referral from the County Planning Department finding no evidence of significant County-wide or inter-municipal impacts that would result from its approval and they have no advisory comments for this application.

Motion to Approve the Application

Mr. Chaudry motioned to approve the application subject to County Health Department review and approval, sign off by Hudson Valley Mountain Guides and that the site plan be signed and sealed, Ms. Spaulding seconded, four in favor with one nay vote by Mr. Murphy.

MINUTES:

November 2016 Minutes

Mr. Murphy motioned to approve the November minutes, Ms. Klosky seconded, all in favor.

December 2016 Minutes

Ms. Klosky motioned to approve the December minutes as amended with the changed meeting dates, Mr. Chaudry seconded, all in favor.

MEETING DATE

Mr. Murphy motioned to change the date of the March meeting to March 28, Ms. Spaulding seconded, all in favor.

Meeting was adjourned at 9:15pm

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

Respectfully submitted,

Roberta Hastey, Recording Secretary