

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, MARCH 28, 2017 - 7:00 P.M.**

Present Were:

Jeffrey Small, Chairperson
Vishwa Chaudry
Lee Murphy
Maureen Spaulding

Absent Were:

Wynn Klosky

Also Present:

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| John Furst, Attorney | Andrew Fetherston, Engineer |
| Roberta Hastey, Recording Secretary | Ben Maggio, Code Enforcement Official |
| Tom Whalen, Half Moon Ridge Realty | John Nosek, Nosek Engineering for HMRR |
| Steve Graybeck, Surveyor for HMRR | Members of the Public |
| Terrence Haviland of J.T. McManus, Inc. for David Rasmussen | |
| Margaret and Bob Schmidt & Christine and David Rasmussen, applicants | |

The meeting was called to order by Jeffrey Small, Chairperson at 7:00 pm.

PUBLIC HEARING:

W&B /Half Moon Ridge Reality- Church Street- revisions to submitted plans to reflect board requests and is seeking approval to subdivide 1.5 acres into 4 single family residential building lots with a lot line change

Mr. Nosek presented the revised plans. Some of the particulars: Paved private road to service four lots with a small water main extension. Have a storm water solution plan to minimize soil erosion. A level spreader to have water slowly dissipate offsite. Landscaping will include a buffer zone which will remain completely understood to screen houses. Trees and shrubbery will be added to enhance property.

PUBLIC HEARING

Randy Thompson of Wood Avenue, had a concern regarding water flow and if the new construction would cause more water to flow on to his property and storm water mitigation in general.

Mr. Nosek stated there would be weekly inspections by certified personnel regarding Storm Water and any deficiencies must be fixed. They will be collecting storm water and distributing using the level spreader. There will also be storm water infiltrators. The changes they (W&B) are making will substantially help the current situation.

Mr. Fetherston water will not leave property because the land currently is a vee notch and water will not flow uphill. The grading and additional vegetative buffer will help as well. The work done will prevent erosion. Mr. Small added that drainage galleries will help with the water drainage as well.

Doug Land of Deer Hill Road, concerns were: 1) that the current storm water problems will just be aggravated, 2) asked if there will be lots of little infill properties without enough street frontage and 3) with the Comprehensive Plan being developed, shouldn't there be a moratorium on new approvals?

Mr. Small responded regarding the third comment that this project would more likely be grandfathered in as it was begun before the Comprehensive Committee restarted and Atty Furst recommended Mr. Land bring the moratorium issue up with the Village Board.

Mr. Fetherston responded to the other comments: storm water in general – comprehensive plan may make recommendations regarding zoning and overlays. The Village has an MS4 permit and will have public hearings. The hearings would be the place to bring up exact locations of issues.

Mr. Chaudry asked Mr. Fetherston to confirm impact of the development on Mr. Thompson's property would be negligible and vice-versa.

Mr. Fetherston replied the home on Lot 4 will be helped by the fact that it will be built up but the fact that we are going through a melt of 24 inches of snow and added rain, all properties will be wet. But although B&W were not required to do quantity or quality reductions by NY State ordinance, they are going above and beyond the code to help with storm water. They are adding a level spreader and infiltrators despite having good soil that can absorb a large amount of the water. Infiltration tests will be done and the drainage galleries will be sized appropriately.

Mr. Land asked about percent of impervious land being added due to this project. Mr. Fetherston answered that the project was below the allowable limits due to good planning including combining driveways and truck turnarounds. The total (23.8%) is less than the 25% of impervious area allowed by code. The majority of the space will be non-impervious surfaces.

Mr. Chaudry asked Atty Furst and Mr. Fetherston whether the project meets all the village code requirements. Atty Furst replied yes. Mr. Fetherston noted a few minor details needed to be finalized but fundamentally yes as well.

Mr. Small polled the Board for additional comments. Mr. Murphy complimented Mr. Whalen for working so diligently with the Board over the years.

Motion to Adjourn Public Hearing

Mr. Murphy motioned for the Public Hearing to be adjourned until April 18, 2017, Ms. Spaulding seconded, all in favor.

Atty Furst explained regarding the Negative Declaration regarding SEQRA the Board would be lead agency, it will be an unlisted action he and the Board went quickly through the EAF. The Board added some conditions to the application including full cut off light fixtures, storm water mitigation, hours of operation during construction same or stricter than the code with an 8 a.m. start and no Sundays.

Motion regarding SEQRA

Motion was made by Mr. Murphy to make a negative declaration regarding SEQRA, seconded by Mr. Chaudry, approved by all.

OLD BUSINESS:

David Rasmussen-3 Payson Road- Applicant requesting board review of revised plans for site plan approval to construct an accessory apartment in the existing attached garage.

Terrence Haviland of J.T. McManus, Inc. presented the revised plans for David & Christine Rasmussen to adapt their current residence to accommodate Mrs. Rasmussen's parents, Marge & Bob Schmidt. A wall was moved to limit the size of the apartment to less than 25% of the total home space. Mr. Small suggested that entrance hardware be placed on the door.

Motion to Conduct Public Hearing

*Mr. Murphy motioned for a Public Hearing to be held on April 18, 2017,
Ms. Spaulding seconded, all in favor.*

Meeting was adjourned at 8:16pm

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

Respectfully submitted,

Roberta Hastey, Recording Secretary