

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY, APRIL 18, 2017 - 7:00 P.M.**

Present:

Jeffrey Small, Chairperson
Wynn Klosky
Lee Murphy
Maureen Spaulding

Absent:

Vishwa Chaudry

Also Present:

Joseph McKay, Attorney
Roberta Haste, Recording Secretary
Tom Whalen, Half Moon Ridge Realty
Dominic Cordisco for HMRR
Terrence Haviland of J.T. McManus, Inc.
David Rasmussen, applicant

Joseph Perruzza, Maser Consulting
Ben Maggio, Code Enforcement Official
John Nosek, Nosek Engineering for HMRR
Toni & Robert Minuta, applicants
Julio Pippo, applicant
Members of the Public

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

OLD BUSINESS:

Stylist Chair-276 Hudson Street - 276 Hudson St-The applicant is requesting board review of revised plans conversion of the second floor, to an accessory owner occupied apartment.

Mr. Small corrected that it is an apartment not an accessory apartment and noted that they received the variance from the Zoning Board for the offsite parking.

Mr. Minuta presented the adjusted plans. Mr. Small commented the plans were clearer.

Motion to Conduct Public Hearing

Mr. Murphy motioned for a Public Hearing to be held on May 16, 2017, Ms. Klosky seconded, all in favor.

Atty McKay informed the Board they could declare this either unlisted or a Type 2 Action under SEQRA

Motion regarding SEQRA

Mr. Murphy motioned to declare a Type 2 Action, Ms. Klosky seconded, all in favor.

Public Hearing:

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

Mr. Haviland presented the updated plans showing the space is under 25% of the home's sq. ft. They will be adding a side door for ease of access and switching garage doors to windows.

Mr. Small opened the Public Hearing and gave some of the specifications that need to be met.

Proposed conditions:

- Special permit to be renewed every two years.

- Building Inspector to pay periodic visits to ensure apartment is being maintained according to conditions set out in the zoning code.
- Not transferable. If sold, the special permit would expire and apartment would need to be modified to no longer be a separate dwelling unit.
- Users need to be limited to immediate family members
- Mr. Small asked that entry door hardware be installed to clearly define the space as an apartment.

Mr. John Moran of Mountain Road asked if parking needed to be added for site.

Mr. Haviland answered that four cars can fit comfortably and the requirement is for two spaces.

Close Public Hearing

Mr. Small closed the Public Hearing and Mr. Murphy stated his objection to the way these apartments are approved.

Motion to Approve Application

Ms. Spaulding motioned to approve the application with noted conditions. Ms. Klosky seconded, all in favor

Continuation of Public Hearing

W&B /Half Moon Ridge Reality- Church Street- Applicant is seeking approval to subdivide 1.5 acres into 4 single family residential building lots with a lot line change.

Mr. Cordisco asked the public if they would like any specific updates on the project and Mr. Nosek provided an overview of the plan.

Mr. Cordisco noted they received the Village Engineer's comments but all were minor and there was no issue with the comments and will meet with the engineer to make sure they were in complete agreement.

Conditions

- Shared common driveway agreement
- Landscape buffer along Wood Avenue side
- Amendment to existing road maintenance agreement to reflect subdivision
- Declaration by 18 Church Street regarding landscaping
- Private maintenance agreement and easement regarding water and sewer lines
- Recreation fee & outstanding fees paid
- Compliance with Engineer's notes
- Lighting must be full cutoff fixtures
- Construction activity must comply with Zoning Code
- If there is a substantial change to a grading plan (substantial as determined by the building inspector), they would need to reappear before the Board.

Motion to Close the Public Hearing

Mr. Murphy motioned to close the Public Hearing, Ms. Spaulding seconded, all in favor.

Motion to Approve Application

Ms. Klosky motioned to approve the application with noted conditions. Ms. Spaulding seconded, all in favor

Board discussion-

Julio Pipolo- Storm King Associates- 2 Idlewild Avenue- Discussion of hours of operations and any other concerns of the board.

Mr. Piplo explained they would like to change their hours of operation from 7 to 4 to 6 to 4 to better serve their customers.

Mr. Small asked that Mr. Pipolo provide the building department with a full set of construction drawings and asked if there were any site plan concerns? Mr. Small felt the change of hours would be consistent with other businesses (Cumberland Farms) in the area. Mr. Murphy noted that Cumberland Farms did change their delivery and county waste pickup hours to accommodate the residents nearby. Atty McKay felt noise was a code enforcement issue. Mr. Small asked if there were any other issues, Mr. Perruza that the while there might be an increase in the need for parking, there is plenty of parking around the site and the change of an additional hour would not be an issue.

Motion to Amend the Application

Mr. Murphy motioned to amend the application to allow the change of hours. Ms. Klosky seconded, all in favor

MINUTES

February Minutes

Mr. Murphy made a motion to approve the February minutes as amended, Ms. Klosky seconded, all in favor.

March Minutes

Ms. Spaulding made a motion to approve the March minutes as amended, Mr. Murphy seconded, all in favor.

MISCELLANEOUS

Mr. Small advised all there would be a public information session regarding the Comprehensive Plan looking for input and they were all invited to attend.

Meeting was adjourned at 7:51pm

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

Respectfully submitted,

Roberta Hastey, Recording Secretary