

Zoning Board Minutes
Village of Cornwall on Hudson
April 3, 2014

All Members present

Village attorney Kevin Dowd

Reopen the public hearing for 18 Church Street

18 Church Street

Taylor Palmer- Drake Loeb Lawyer for the Applicant – Offers to go thru the proposal as it stands for the proposed access and to explain the variances that he will need for this project. The previous plan for access off of Hudson Street has expired and his applicant feels that the access off of Church Street is a better plan.

Applicant has letters from the fire chief and the SOPW. There is adequate access and turnaround from Church Street for emergency vehicles.

Steve Drabick- Currently now in front of the Planning Board is an application for a two lot subdivision with the intent that the lots would be serviced by a private road in and out of Church Street in addition we have provided a turn around on properties owned by Half Moon Ridge property with the idea to provide that lot with access also to Church Street. The turnaround will provide access by emergency and other vehicles.

Taylor Palmer-The applicant previously had an approved plans has expired that exited onto Hudson Street but the Church Street just seems to be a better plan with access off of Church Street. The applicant has letters from the Fire Chief and the Superintendent of Public Works with their approval that there is adequate access road off of Church Street. From these letters there is a consensus that there is adequate access via Church Street with the proposed turn around for emergency vehicles to turn around at the proposed location.

Mike Kelly- asks the Fire Chief :Since there is only one house planned for the 18 Church street site does it need a turnaround?

Robbie Vought fire chief- The plan is just to build one house behind the old Argenio house. The access road would be helpful once the Half Moon Ridge is developed and with two houses is not an issue. He is requesting a width with a minimum of 20 feet paved area. With just the first house no turnaround is needed but knowing that the other house will be built a turnaround would be needed.

Chairperson Mike Kelly- As a safety issue for the future not letting the truck and car traffic exit ming. The lower half of Half Moon would exit onto Church Street. The commercial part of the Half Moon Ridge property would exit on the Hudson street access.

Chef Robert Vought as long as those two drives do not connect, keeping them separate with a natural barrier or whatever.

Tommy Whalen Wants to keep residential as residential and commercial to be commercial. There will be limited access to the commercial section of the Half Moon Property. Keeping a natural barrier

Kevin Dowd -if it's just the two lots and it is 20 feet wide you are satisfied that a turn around is not required if it is a two lot two house parcels. Have you looked at the current plans that shows the turn around and is it big enough?

Robbie states that it is adequate.

Taylor Palmer- If the board feels that this turn around if the board sees fit if the turn around is not adequate then maybe a conditional approval could be approved.

Mike Kelly if granted the exit going to Perry Heating will be eliminated. That exit will only be used by the business . The lower exit by Church Street will be for residential use.

Steve Drabick- It is a twofold issue if the offset is required because it runs the the barrier of a private road. The difference now is that the interpretation from the planning board is that required road frontage is not relative to private roads.

Read into record is the response of the planning board to the letter sent to them by the zoning board. A lengthy discussion followed and the board voted to grant the variance.

No recording secretary was present at this meeting