

**VILLAGE OF CORNWALL-ON-HUDSON
COMPREHENSIVE PLAN COMMITTEE MEETING
THURSDAY, OCTOBER 26, 2017 – 7:00 P.M.**

Present Were:

Led Klosky, Chairperson
Mary Aspin, Vice Chair
Dominic Cordisco
Lorraine McGuinness

Absent

Bill Grisoli

Also Present:

Ben Maggio, Building Inspector	John Moran
Jason Kaplan, Cornwall Local	Roberta Hastey, Recording Secretary

Mr. Klosky opened the meeting at 7:05pm

MEETING DATES

November 30, December 21

TASK/SECTION ASSIGNMENT

Per the last meeting:

Executive Summary – Mr. Klosky

1.0 Introduction - Mr. Klosky and Mr. Cordisco

- 1.1 What Is a Comprehensive (Master) Plan? *Mr. Cordisco*
- 1.2 Complimentary & Synergistic Goals/Actions – section may not be kept
- 1.3 The Planning Process –

2.0 Existing Conditions – Mr. Klosky

- 2.1 Geography – *Mr. Klosky*
- 2.2 Water Supply – Include Sewer & Waste – *Mr. Grisoli*
- 2.3 Political Structure – *Ms. Aspin*
- 2.4 Demographics – *Ms. Aspin & Ms. McGuinness*
- 2.5 Existing Land ~~Conditions~~ Use– *Ms. McGuinness & Ms. Aspin*
- 2.6 Review of Existing Zoning – *Mr. Small*
- 2.7 Traffic Analysis/Transit & Transportation. *Mr. Grisoli* – Move data to appendix.

3.0 Comprehensive Plan - Everyone

- 3.1 Goals & Objectives – *Mr. Klosky*
- 3.2 Key Elements (to be reformatted)
- 3.3 Land Use Recommendations
- 3.4 Open Space & Recreation Plan – *Ms. McGuinness*
- 3.5 Economic Plan
- 3.6 Other Plan Recommendations

4.0 Observations & Findings

5.0 Implementation – Mr. Cordisco

- 5.1 State Environmental Quality Review (SEQR)
- 5.2 Adopting & Implementing the Plan
- 5.3 Maintaining the Plan
- 5.4 Zoning/Village Regulations
- 5.5 Official Village Map

- 5.6 Capital Improvements & Transactions
- 5.7 Recreation/Open Spaces
- 5.8 Private Development & Philanthropy
- 5.9 Village/Town Cooperation
- 5.10 Village Cooperation with County & State Agencies
- 5.11 Summary

BUILDING INSPECTOR

Mr. Maggio, Village Building Inspector spoke with committee. He explained he follows what is in the law to the best of his ability. Largest amount of confusion is due to the number of non-conforming lots in the lower Village. Many of the laws are vague and subject to interpretation. Two issues he hears about frequently are lighting and noise which need to be brought to the Town and there is no law for him to work with in the Village. There is no time limit for noise. Lighting on existing property is difficult to deal with versus new projects. Many people are afraid of the permit process because once they ask about an improvement the likelihood of a hike in their taxes increases. Most improvements without permits are found during refinancing or sale of the property.

Ms. Aspin asked about the questionnaire Mr. Maggio filled out. One issue he faces is the lack of affordable housing – people are going to him with applications for accessory housing which then go to the Planning Board. When people try to use their home to have their children live with them they then have to go through a complicated process. He also hears complaints about what neighbors have parked in their driveway even when the neighbor has 3 acres of land and the offending vehicle is difficult to see. Another issue he hears about is the costs associated with anything that has to be brought to either the Zoning or Planning Boards. Costs for lawyers and engineers can pile up and those costs are not always billed in a timely manner. Other issues he deals with are property maintenance issues – 3 sites in particular and complaints regarding water draining from one property onto another person's property. Mr. Maggio has a routine established for fire inspections throughout the village with everyone cooperating. Mr. Klosky asked Mr. Maggio if there was anything he felt could be streamlined or corrected that the Committee could pass along. While he could not think of anything that stood out, he was invited to bring it to the Committee's attention in the future. Mr. Maggio did mention parking requirements are sometimes not reasonable for businesses on Hudson Street. Also some way for sheds, porches etc. on non-conforming lots to submit a permit and not go before Zoning or Planning Boards. He also felt it might be helpful if the rules were clear as to why sometimes a public hearing is required and sometimes not.

MINUTES

Ms. McGuinness made a motion to approve 8/24/17 minutes as amended, seconded by Ms. Aspin and approved by all.

Ms. McGuinness made a motion to approve 9/28/17 minutes, seconded by Mr. Cordisco and approved by all.

Adjournment

Mr. Klosky adjourned the meeting at 8:15 PM

Respectfully submitted
Roberta Hastey, Recording Secretary