

**VILLAGE OF CORNWALL-ON-HUDSON
MASTER PLAN MEETING
THURSDAY, NOVEMBER 10, 2005 – 7:00 P.M.**

Present Were:

Lee Murphy
Jeffrey Small
Barbara Gosda
Kristin Seiz
Chris Olander
Jerry Gage
Andrew Maroney
Peter Duggan
Kirkpatrick MacDonald

Also Present:

Kristen Boyle, Recording Secretary

Absent/Excused were:

Blaine Yatabe
Harriet Sandmeier

Lee Murphy, chairperson, opened the meeting at 7:00 pm.

Mr. Murphy introduced Ms. Mary Aspin, Chairperson of the Planning Board. Mr. Murphy states that Ms. Aspin has many years of experience with both Planning and Zoning. Mr. Murphy welcomes comments and questions from Ms. Aspin.

Ms. Aspin asks about Mr. Small's data base that he is working on.

Mr. Small went over the data base as well as his map and survey that he is working on. He spoke about how he is going over the FAR by neighborhoods as well as what each property is being used for.

Ms. Aspin states that a concern that has come up over the years is that most land is already in use and there aren't many open lots.

Mr. Murphy states that there are not many lots using the full 35% coverage. However some of those lots that aren't being fully utilized are limited due to current setbacks.

Ms. Aspin asks if the Committee has looked at the Orange County Comprehensive plan and their suggestions for the Village. The plan recommends that the current infrastructure

be followed as far as water and sewage, and storm water collection and drainage. She suggests that the committee get a better understanding of this.

There was a lengthy discussion about drainage, EPA upgrades and what is required for an applicant coming before the Planning Board.

There was a lengthy discussion about steep slope laws. Ms. Aspin states the law exists so that people have to come to the ZBA and Planning Board prior to building on a steep slope. This is so that the slope is protected. It is not to prevent people from building on their property.

There was a lengthy discussion on code enforcement and how to enforce the codes. Ms. Aspin states that if someone does something against the code then the CO won't be issued. If the CO isn't issued then the home or building can not be sold.

Mr. Murphy states that there is no hardship clause in the zoning laws however the people on both the Zoning Board and the Plan Board tend to be compassionate when people say that they have a hardship.

There was a discussion on preserving historic structures. Ms. Aspin states that that needs to be done at a state level and that most people don't want to bother going through the process as there are many rules that apply.

Ms. Aspin states it is hard to enforce design standards.

Mr. Small states that the design guidelines wouldn't be in place to tell people what to do but it would be a tool for the Planning Board so they could suggest what would fit in the neighborhood.

Ms. Aspin states that the members of the Committee will need to understand and agree with what is written in the guidelines.

There was a lengthy discussion about design review and setting design standards.

There was also a discussion about business coming into the village. The ones that have come in recently are doing extremely well.

The meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Kristen Boyle