



**Planning Board**  
Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501

*Chairman*  
**ROBERT LUNTZ**  
*Members*  
**BRUCE KAUDERER**  
**STEVEN KRISKY**  
**JANET MAINIERO**  
**ROCCO MASTRONARDI**

*Attorney*  
**JAMES STAUDT**  
*Village Engineer*  
**DANIEL O'CONNOR, P.E.**  
*Secretary*  
**RONNIE ROSE**

**VILLAGE OF CROTON-ON-HUDSON**  
**AGENDA FOR THE MEETING OF THE PLANNING BOARD**  
**Tuesday, December 9, 2014**

Chairman Luntz \_\_\_\_\_ Mr. Kauderer \_\_\_\_\_ Mr. Krisky \_\_\_\_\_  
Ms. Mainiero \_\_\_\_\_ Mr. Mastronardi \_\_\_\_\_

- 1. Call to order at 8:00 P.M.**
- 2. Executive Session**
  - a) *Advice of Counsel regarding an application before the Planning Board.*
- 3. NEW BUSINESS**
  - a) *Jessica & Eric Roppa – 31 Lower North Highland Place (Sec. 67.20 Blk. 2 Lot 5) – Application for Minor Site Plan Approval, Steep Slopes, Tree Removal, and Excavation and Fill permits for construction of new single-family dwelling.*
- 4. OLD BUSINESS**
  - a) *Mussa, Rey—Quick Stop Convenience Store--205 South Riverside Avenue (Sec. 78.12 Blk. 3 Lot 6)—Final approval for sign application.*
- 5. REFERRALS**
  - a) *Village Board referral regarding a zoning amendment, Local Law Introductory 4 of 2014-Customary Home Occupations, existing small lots.*
  - b) *Village Board referral regarding a Special Permit for Shoprite Supermarket—460 South Riverside Avenue (79.17-2-2)—Lead agency declaration and request for comments.*
- 6. DISCUSSION ITEMS**
  - a) *Discussion regarding the village's retaining an engineering consultant for the review of proposed construction of two single- family dwellings on Piney Point Avenue (79.13-4-44 and 79.13-4-45)*
- 7. APPROVAL OF MINUTES**
  - *October 28, 2014*
- 8. ADJOURNMENT**

*Ronnie Rose*  
*Secretary to the Planning Board*

*All application materials are available for public viewing in the Engineering Dept. Office between the hours of 8:30 A.M. and 4:00 P.M., Monday-Friday. Copies of such records are available for a reasonable fee. Digital copies of the application materials can be downloaded at the following digital address - <ftp://croton.wsg.net/Planning>.*