

**VILLAGE OF CROTON ON HUDSON, NEW YORK
PLANNING BOARD MEETING MINUTES – TUESDAY, May 24, 2011**

MEMBERS PRESENT: Bruce Kauderer, Deputy Chairman
 Mark Aarons
 Steven Krisky

ALSO PRESENT: Daniel O'Connor, P.E., Village Engineer

ABSENT: Fran Allen
 Robert Luntz, Chairperson

1. Call to Order:

Deputy Chairman Kauderer called the meeting to order at 8:00 p.m.

2. PUBLIC HEARINGS

- a) Tavern at Croton Landing—41 North Riverside Avenue (Sec. 79.13 Blk. 3 Lot 75)—Application for Amended Site Plan for installation of retractable awnings on store front.

Ms. Lynn Panessa, owner of the Tavern at Croton Landing, was present.

Mr. Aarons made a motion to open the public hearing, seconded by Mr. Krisky, and carried by a vote of 3-0. There were no comments from the public regarding this amended site plan application. Mr. Krisky made a motion to close the public hearing, seconded by Mr. Aarons and carried by a vote of 3-0.

Mr. Kauderer stated that the VEB had reviewed the awnings and had no additional comments or recommendations to the application.

A motion to accept the resolution was made by Mr. Krisky and seconded by Mr. Aarons, and carried by a vote of 3-0. A copy of the resolution is attached.

3. NEW BUSINESS

- a) John Palladino—365 South Riverside Avenue (Sec. 79.13 Blk. 1 Lot 66)—Amended Site Plan application for a proposed motor vehicle service station with pre-owned sales.

Jody Cross, Attorney-at-law from Zarin & Steinmetz, and Ed Gemmola, Architect, were present. Ms. Cross reported that the Village Board of Trustees had issued the requested Special Permits on May 2, 2011, and Mr. Palladino was now seeking site plan approval for the proposed motor vehicle service station with pre-owned sales.

Mr. Gemmola stated that the proposed site and floor plans have been modified based upon comments from the Village Engineer and the Planning Board and these modified plans were presented to the Planning Board for review.

Mr. Kauderer asked if the applicant needed to return to the Planning Board for signage approval and the Village Engineer explained that the Planning Board usually has to approve signs for businesses. Mr. Palladino can go to the VEB first, and then to the Planning Board.

Mr. Aarons inquired about any requirements that the Department of Motor Vehicles might have and Mr. Palladino stated that his application has met these requirements and that it takes approximately 4 months to get a license from the Department of Motor Vehicles.

There was general discussion about landscaping both on the lawn facing South Riverside and screening on the Benedict Boulevard side.

Mr. Kauderer called for a public hearing at the next meeting.

- b) Hudson National Golf Club—40 Arrowcrest Drive (Sec. 67.15 Blk. 1 Lot 4)
Application for an amendment to Hudson National Golf Club's
Environmental Management Plan for the purpose of updating the
pesticide and fertilizer use list.

Mr. Chris Smith, Hudson National Golf Club Superintendent, explained it has been 8 years since the last update to the Environmental Management Plan (EMP) from Environmental & Turf Services, Inc. Because of technological advancements in fertilizers and pesticides, HNGC is requesting an update to the EMP to include new fertilizer and pesticide products. There are safer pesticide products available now. HNGC understands that a Risk Assessment had to be completed before any new pesticide products can be used. However, they are requesting that the Planning Board approve the recommended fertilizer program so that the nutrient management program can continue uninterrupted. The updated fertilizer use list will have less environmental impact. Mr. Smith discussed some of recommendations for available pesticides, fertilizer products, and tissue and soil sampling for fertilizer applications.

In a discussion about newer pesticides, Mr. Krisky expressed concern about pesticides in the area around the golf course and the arboretum. He suggested that a copy of the Risk Assessment be sent to Ms. Karen Jescavage-Bernard (of the Jane Lyttle Arboretum). Mr. Aarons stated that he too would like to have Ms. Jescavage-Bernard's input.

Mr. Aarons made a motion to approve the resolution, seconded by Mr. Krisky and carried by a vote of 3-0 in favor. A copy of the resolution is attached.

4. OLD BUSINESS

- a) Resolution to adopt a list of Type II actions to supplement the list of Type II actions contained in the New York State SEQRA regulations.

Mr. Aarons stated he was not comfortable discussing this resolution without the comments from the other members of the Planning Board. Mr. Krisky concurred. Mr. Kauderer stated that although he did not anticipate any problems, he would defer to the other members and therefore this discussion would be on the next Planning Board meeting's agenda.

5. APPROVAL OF MINUTES

Approval of the minutes of the Tuesday, May 10, 2011 Planning Board meeting was postponed to the next meeting of June 14, 2011.

6.. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 9:10 p.m.

Respectfully submitted,

Ronnie L. Rose
Planning Board Secretary

RESOLUTION

WHEREAS, the Planning Board held a public hearing on an Amended Site Plan application on May 24, 2011 for the Tavern at Croton Landing, hereafter known as “the Applicant.” The subject property, owned by Panessa Properties LLC, is located at 41 North Riverside Avenue and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.08 Block 3 Lot 78; and

WHEREAS, the proposal is for the installation of retractable awnings on the store front, and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); therefore, no Negative Declaration is required, and

WHEREAS, the Public Hearing was closed on May 24, 2011.

NOW, THEREFORE BE IT RESOLVED, that the amended site plan application, as described on the cover letter from Lynn Panessa received by the Engineer’s office on May 6, 2011; and as shown on an image entitled “The Tavern—sample awnings” dated April 29, 2011; and as shown on an image of the color sample called “Buttercup” by Sunbrella, presented to the Advisory Board on the Visual Environment on May 18, 2011, be approved subject to the following conditions:

1. That the awning color, as specified above, be used.

In the event that this amended site plan is not implemented within three (3) years of this date, this approval shall expire.

The Planning Board of the Village of
Croton-on-Hudson, New York

Robert Luntz, Chairperson (absent)
Mark Aarons
Fran Allen (absent)
Bruce Kauderer
Steve Krisky

Motion to approve by Mr. Krisky, seconded by Mr. Aarons and carried by a vote of 3 to 0. Chairman Luntz and Ms. Allen were absent from the meeting.

Resolution approved at the meeting held on May 24, 2011.

RESOLUTION

WHEREAS, the Planning Board reviewed an application for an amendment to the Hudson National Golf Club's Environmental Management Plan on May 24, 2011 for the Hudson National Golf Club, hereafter known as "the Applicant." The subject property is located at 40 Arrowcrest Drive, in a RA-40 Zoning District, and designated on the Tax Map of the Village of Croton-on-Hudson as Section 67.15 Block 1 Lot 4; and

WHEREAS, the proposed application is for the amendment to the Environmental Management Plan (2000; revised 2003) for the purpose of updating the pesticide and fertilizer use list; and

WHEREAS, there will be no new pesticides used until a Risk Assessment is completed and such assessment is submitted to the Planning Board with the final recommendation by Environmental and Turf Services, and approval granted by the Planning Board;

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA), therefore, no Negative Declaration is required.

NOW, THEREFORE BE IT RESOLVED, that the aspect of the application recommending the use of newer products in the turf fertilization program as described in the cover letter dated May 18, 2011 from Christopher D. Smith, Hudson National Golf Club Superintendent; and in the letter-report from Environmental and Turf Services regarding "Environmental Management Plan (2000) Recommendations for Amendments," dated March 29, 2011; be approved subject to the following conditions:

1. That the Environmental Management Plan be revised by Environmental and Turf Services to reflect the changes in the turf fertilization program as approved above and that this revision be completed and the revised pages submitted to the Village Engineer within sixty (60) days.
2. That the Hudson National Golf Club fund the Risk Assessment to be performed by Environmental and Turf Services.

The Planning Board of the Village of
Croton-on-Hudson, New York

Rob Luntz, Chairperson (ABSENT)
Mark Aarons
Fran Allen (ABSENT)
Bruce Kauderer
Steven Krisky

Motion to approve by Mr. Aarons, seconded by Mr. Krisky and carried by a vote of 3 to 0.

Resolution accepted at the meeting held on Tuesday, May 24, 2011.