

**Village of Croton-on-Hudson
Meeting of the Planning board
Tuesday, October 8, 2013**

Present: Steve Krisky
Bruce Kauderer
Rob Luntz
Mark Aarons

Absent: Richard Olver

Also Present: Daniel O'Connor, Village Engineer

1) Call to order at 8:05 p.m.

2) Old Business

a) Ron Posmentier--96 Mt. Airy Road (Sec. 68.13 Blk 2 Lot 34)--Application for Minor Site Plan for a replacement of a fire-damaged house.

Chairman Luntz stated that the Planning Board received the site plan and now had the necessary details required for minor site plan approval. The Village Engineer confirmed that the structure meets setbacks, the septic system is not being impacted, there is minor grading in front of the house, and an erosion and sediment control plan and a storm water pollution management plan are in place.

Mr. Kauderer moved to approve the application for minor site plan, seconded by Mr. Krisky, and carried all in favor, 4-0.

b) Steel Style Properties, LLC--50 Half Moon Bay Drive (Sec. 78.16 Blk. 1 Lot 3)—Request for extension of Amended Site Plan approval.

Mr. Brian Plotkin, the applicant, presented the construction timetable he had submitted to the Planning Board. According to the submitted construction timetable the major work would be completed before the middle of June.

Mr. Krisky stated that the main concern had been that there not be too much disturbing activity in the summer. Mr. Aarons reviewed the original resolution and stated that he believed there should be no significant exterior construction --no major site work or use of heavy machinery-- during the period between June 15 and Labor Day. Chairman Luntz stated that landscaping during this period should be limited to putting down seed.

Mr. Aarons made a motion that an extension be granted until June 30 2014, with the condition that during the period between June 15, 2014 and Labor Day 2014, no more than four vehicles are allowed to park in the village-owned lower parking lot at Half Moon Bay (next to the marina) Monday through Friday, and that no more than two vehicles are allowed to park in this lot during

this time period (June 15, 2014-Labor Day, 2014) on the weekends. The extension is also subject to the original resolution which stated that no more than six vehicles are allowed to park at the village owned lot at Half Moon Bay Drive (next to the marina) at any time during construction. Mr. Kauderer seconded the motion, and the vote carried all in favor 4-0.

3) Approval of Minutes

Mr. Krisky made a motion to approve the minutes of September 10, 2013, seconded by Mr. Kauderer, and carried, all in favor, by a vote of 4-0.

Mr. Aarons made a motion to approve the minutes of September 24, 2013, seconded by Mr. Krisky, and carried, all in favor, by a vote of 4-0.

4) Adjournment

There being no more business to come before the Board, the meeting was duly adjourned at 8:30 p.m.

Respectfully submitted by,

Ronnie L. Rose
Planning Board Secretary