

**Village of Croton-on-Hudson
Planning Board Meeting
Tuesday, August 27, 2013**

Present: Bruce Kauderer, Acting Chairman
Richard Olver
Steven Krisky
Mark Aarons

Absent: Rob Luntz

Also present: Daniel O'Connor, P.E.

1. Call to order at 8:05

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.

Mr. Kauderer, acting chairman, stated that at the last meeting the Planning Board had given approval to put in the foundation, and asked the applicant if there were any new materials to review for Minor Site Plan Approval. Mr. Posmentier noted that he had submitted a summary of the colors and a brochure describing the siding materials that were going to be used. The Planning Board had received the floor plans.

Mr. Kauderer stated that what the board didn't have, but typically is supposed to have, is the actual site plan. The lack of an actual site plan put the Board in a bit of a quandary since the members understood that he couldn't get the house built until he got approval.

Mr. Aarons asked Mr. Posmentier if he could foresee any drainage issues that might arise. The Village Engineer stated that the drainage system in the new house is a little larger and there is plenty of room for drainage on the left side of property and room for infiltration devices. Mr. Posmentier noted that a system was in place but it was being improved.

Mr. Posmentier stated that the septic field is not being disturbed and according to the engineer and the contractor it shouldn't be a problem. The Village Engineer noted that it is a three bedroom septic system and the new house is a three bedroom house.

Mr. Kauderer stated that the Planning Board could not give formal site plan approval at this meeting and asked the Board if there were any questions about the floor plan.

Mr. Krisky raised the issue of getting the modular units up Mt. Airy Road. Mr. Posmentier stated that he thought the second or third week in September was the date for delivery of the modular units. Both Mr. Aarons and Mr. Krisky expressed concern about road closures that might occur

during the Jewish High Holy days (Wednesday, September 4 through Friday September 6, and Yom Kippur on Friday and Saturday (September 15th, and 16th) since Temple Israel of Northern Westchester is located off of Mt. Airy Road. Mr. Kauderer stated that the resolution could state that there are not to be any deliveries during this time frame.

Mr. Posmentier stated that the staging facility was located across from Shoprite where there is temporary parking on the grassy side of the street. The Village Engineer stated that there would be one lane of through traffic, shown on the site plan, and when the trailer with the boxes are delivered the road would be closed for only a few minutes.

Mr. Olver expressed concern that the Board would not have a full site plan until September 10th and asked how the Board could proceed to help the applicant in a timely way.

Mr. Krisky stated that if the site plan, as stated by the applicant, was going to be delivered to the Engineering department in the next day or so, the board could make approval conditional contingent upon the Village Engineer's review and approval. The Village Engineer noted that an as-built survey will be required after the foundation is installed prior to installing the house. The Village Engineer recommended that the house be shifted to 20.5 or 21 feet from the right side line to give a little buffer in the field if the foundation is not laid out perfectly.

The Village Engineer noted that the foundation and plot plan had been approved, and the Engineering department was now waiting for the building permit application and the signed and sealed foundation plans. The Planning Board could approve the elevation plan and the color scheme and materials so that the applicant would be authorized to proceed with the house design. Mr. Kauderer agreed that this plan was sensible--the Village Engineer could review the site plan and work with the architect so that by September 10th, the Planning Board's approval would be pro forma.

Mr. Kauderer entertained a motion to approve the foundation drawings, architectural drawings, and the color scheme; final approval is subject to the submission of the site plan to be provided by September 10th. The foundation work can go forward, and the site plan can address additional site plan issues at the September 10th meeting.

Mr. Aarons made a motion to approve the architectural plans and color scheme and materials subject to final approval of the site plan; that the assembly and transport of the house and construction of the house not happen before September 16th. The motion was seconded by Mr. Krisky, and the vote carried, all in favor, 4-0.

3. Discussion

There was a brief discussion about some of the signage in the village, most notably the old Dodge place and Orangeberry. The Village Engineer stated that this will be followed up by staff. There was discussion about Mr. Fallacaro and what the next steps are since he has received the letter from the Village Engineer.

4. Approval of Minutes

The minutes of August 13, 2013 were approved on a motion by Mr. Olver, seconded by Mr. Kauderer, carried in favor by a vote of 3-0, Mr. Aarons abstained.

5. Adjournment

There being no more business to come before the Board, a motion to adjourn was entered into by Mr. Aarons, seconded by Mr. Krisky, and carried by a vote of 4-0, all in favor. The meeting was adjourned at 8:55 p.m.

Respectfully submitted,
Ronnie L. Rose
Planning Board Secretary