

**Village of Croton-on-Hudson
Meeting of the Planning Board
Tuesday, October 22, 2013**

Present: Bruce Kauderer
Steve Krisky
Mark Aarons

Absent: Robert Luntz, Chairman
Richard Olver

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

1. Call to Order at 8:12 p.m.

Bruce Kauderer, Acting Chairman, presided.

2. New Business

*a) Croton View Properties--50-64 (64 Maple Street) [Sec. 79.09 Blk. 1 Lot 30] --
Application for an Amended Site plan for an enclosure of alcove space.*

Anthony Branchinelli and Fred Nicotra of Flame Management Company of Croton View Properties, presented the application for an enclosure of the alcove in front of the existing tenant space (former black Cow space). Mr. Branchinelli stated that they want to eliminate the stairs on the side facing Maple Avenue which can become icy in the winter, and in nicer weather, a hangout for teens. The interior of the store is being cleaned up in order to make it more appealing to rent. They envision that the enclosed area could serve as a waiting area for a new tenant and it is an effective way to prevent air from coming in. The enclosure will create a storefront similar to the storefronts of the nearby bank and the dry cleaners. The vestibule will also provide more light, and consequently, the store interior won't appear to be so dark.

Mr. Kauderer asked if any additional parking would be required. The Village Engineer stated he would have a parking analysis for the next meeting.

The Village Engineer stated that the interior did not require an amended site plan. It is only the enclosure of the alcove that requires an application for an amended site plan.

The Planning Board members did not see any other concerns with this application. Mr. Krisky made a motion to call for a public hearing for an amended site plan and also refer the application to the VEB, Mr. Aarons seconded the motion, and the vote carried 3-0, all in favor.

3. Old Business

*a) Rui Jorge--27 Harrison Street (Sec. 68.17 Blk. 2 Lot 26)--Application for final
subdivision approval.*

The Village Engineer stated that the application was before the Planning Board for final subdivision approval. There were some additional revisions on the survey that will need to be made on the final subdivision plat. The footprint of the two family dwellings in the final plat will also need to reflect the revised architectural plans prior to the Chairman of the Planning Board signing the final subdivision plat. A demolition permit has been issued, and the house has since been demolished. Mr. Kauderer asked when Mr. Jorge was planning to start construction to which Mr. Jorge responded that the excavation would most probably start in the spring.

The Village Engineer explained that the Village Code requires recreation land or money in lieu of recreation land for every subdivision. Mr. Jorge questioned the fairness of the fee because his subdivision is a consolidation subdivision from three lots into two lots. Mr. Kauderer stated that he agreed that this was an unusual situation and wondered why Mr. Jorge would have to pay since before there were three lots and now there were only two. Mr. Kauderer stated that he did not think it was fair to charge the full amount given the nature of this subdivision. Mr. Aarons agreed and stated that he believed the intent of the law applied to a larger subdivision. The Planning Board members agreed that it was reasonable to recommend a reduced fee of \$4000 since four units were being constructed but not reasonable to charge the full amount of \$9000.00.

The Planning Board members agreed to make a recommendation to the Village Board that due to circumstances of this subdivision, and the law not being written for this kind of situation, that in lieu of the \$9000 fee, the Board recommends a reduced fee of \$4000.00.

Mr. Krisky made a motion to approve the resolution for final subdivision plat approval (with the preliminary subdivision attached to the final), Mr. Aarons seconded the motion, and the vote carried all in favor 3-0.

Mr. Krisky made a motion to approve the Resolution for minor site plan for construction of two two-family houses (construction plans and architectural plans), Mr. Aarons seconded the motion, and the vote carried all in favor 3-0.

A memo to the Village Board will be written to request that the Village Board consider a reduction in the fee for money in lieu of recreation land.

4. Sign Applications

a) Orangeberry Frozen Yogurt--124 Grand Street (Sec. 78.08 Blk. 7 Lot 4)--Final approval for sign application.

The applicant, Mr. Robert Szpiczynski, was unable to attend, however the Planning Board reviewed the VEB's positive recommendation for the Orangeberry sign. The Planning Board members agreed with the VEB's comments. Mr. Aarons made a motion to grant final approval of the sign application, seconded by Mr. Krisky, and carried all in favor by a vote of 3-0.

5. Approval of Minutes

Mr. Aarons made a motion to approve the minutes of the Planning Board of October 8, 2013, seconded by Mr. Krisky, and carried all in favor 3-0.1

6. Adjournment

There being no more business to come before the Board, the meeting was duly adjourned at 9:30 p.m.

Respectfully submitted,

Ronnie L. Rose
Planning Board Secretary