

**Village of Croton-on-Hudson  
Meeting of the Planning Board  
Tuesday, November 12, 2013**

Present: Robert Luntz, Chairman  
Bruce Kauderer  
Steve Krisky  
Mark Aarons

Absent: Richard Olver

Also Present: Daniel O'Connor, Village Engineer

**1. Call to Order at 8:00 p.m.**

Chairman Luntz called the meeting to order at 8:04 p.m.

**2. Public Hearings**

*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.*

Mr. Kauderer made a motion to open the public hearing, seconded by Mr. Krisky, and the vote carried all in favor by 4-0 (Mr. Olver absent).

Mr. Anthony Branchinelli and Mr. Fred Nicotra of Flame Management Company gave an overview of their application for the amended site plan to enclose the alcove in front of the existing tenant space (former black Cow space). As had been mentioned at the previous Planning Board meeting on October 22<sup>nd</sup>, Mr. Branchinelli stated that the interior of the store is being cleaned up in order to make it more appealing to rent. They envision that the enclosed area will deter loitering and also provide an airlock vestibule. They want to create a façade that is similar to the other storefronts in the shopping plaza. At this point they are not sure who will be in the space.

Chairman Luntz expressed concern about the location of the door to the tenant space because of the drive-thru area in front of the neighboring Wells Fargo Bank. Chairman Luntz noted the traffic to the drive-thru bank teller could create a conflict for pedestrians going into the tenant space. Chairman Luntz suggested that if the doorway were to be placed in line with the building's pier, 3 to 3 1/2 feet away from the sidewalk, the Planning Board would find this more acceptable. Mr. Nicotra and Mr. Branchinelli stated that they were okay with the alternative plan.

The Village Engineer reviewed the completed parking analysis and stated that, including the Post Office spots, there were 166 total parking places for a total of 151 spots needed.

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As there were no comments from the public, Mr. Krisky made a motion to close the public hearing, seconded by Mr. Kauderer, and carried all in favor by a vote of 4-0. Mr. Krisky made a motion to accept the resolution, with the condition that the architectural plan be updated to reflect the 3-3/1/2 ft inset door, and that the site plan also be revised to reflect this change. Mr. Kauderer seconded the motion, and vote carried 4-0, all in favor.

**3. Approval of Minutes**

Mr. Kauderer made a motion to approve the minutes of the Planning Board of October 22, 2013, seconded by Mr. Aarons, and carried all in favor 4-0.

**4. Adjournment**

There being no more business to come before the Board, the meeting was duly adjourned at 8:35 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 Tuesday, November 12, 2013 for Croton View Properties, LLC, hereafter known as “the Applicant,” said property located in the C-2 Zoning District at 64 Maple Street (50-64 Maple) and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.09 Block 1 Lot 30; and

**WHEREAS**, this Amended Site Plan application is for a proposed tenant space addition (alcove enclosure); and

**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 Amended Site Plan application, as shown on drawing G-101 entitled “General notes & specifications,” drawing A-101 entitled “Existing/Proposed Floor Plans,” drawing A-201 entitled “Existing/proposed Exterior Elevations,” prepared by Gemmola & Associates, Architects/Planners, dated September 30, 2013, be approved subject to the following conditions:

- 1) That, the overall site plan be revised to indicate the required and existing number of parking spaces.
- 2) That, the architectural plans be revised to indicate the change of door location to be set back 3 – 3 ½ ft. in line with the existing pier.

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, Chairman  
Mark Aarons  
Bruce Kauderer  
Steven Krisky  
Richard Olver (ABSENT)

Motion to approve by Mr. Krisky, seconded by Mr. Aarons, and carried by a vote of 4 to 0.

Resolution accepted with the minutes of the meeting held on Tuesday, November 12, 2013.