

**Minutes of
Village of Croton-on-Hudson
Planning Board Meeting of
Tuesday, June 11, 2013**

Present: Rob Luntz, Chairperson
Mark Aarons
Steve Krisky
Richard Oliver

Absent: Bruce Kauderer

Also Present: Daniel O'Connor, Village Engineer

1. Call to order at 8:07 p.m.

2. Old Business

a) Rui Jorge--27 Harrison Street (Sec. 68.17 Block 2 Lot 26)--Application for Preliminary Subdivision Approval (consolidation subdivision) for two lots and Minor Site Plan Approval for two new two-family dwellings.

Michael Stein, P.E., of Hudson Engineering & Consulting, P.C., engineer for the applicant, and applicant Rui Jorge were present.

Chairman Luntz stated that the site visit was conducted on June 8th.

Mr. Stein reported that the architect and Mr. Jorge had addressed some of the architectural components so that the two new two-family houses would look different. Chairman Luntz agreed that there should be a differentiation of the two buildings although identical within the building; this would be positive for the neighborhood. He stated that differentiation between the two houses might include the layout of windows, shingles, colors or roof lines. For each individual two-family structure, Mr. Stein explained that there will be a landscaped island between the units, trim work to break up the horizontal lines, and separate driveways and balconies.

Mr. Jorge discussed some of the interior changes made to the houses since the last meeting. Mr. Oliver asked about the difference in the foundation plans of a two family house in which one side of the house had a recreation room/storage area and the other side had a bedroom. Mr. Jorge explained that the space is flexible for tenants who may want something different.

Mr. Aarons made a motion that the application be referred to the Waterfront Advisory Committee, seconded by Mr. Krisky, and voted 4-0, all in favor. The application must be referred to the WAC because it is an unlisted action (subdivision) even though it is not near a stream or wetlands.

It was agreed that a referral to the Advisory Board on the Visual Environment should wait until there is a rendering of the two two-family houses and most of the architectural details are agreed upon.

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3. Approval of minutes

A motion to approve the minutes of May 14, 2013 was made by Mr. Krisky, seconded by Mr. Olver, and carried by a vote of 4-0, all in favor (Mr. Kauderer absent).

4. Adjournment

There being no more business to come before the board, a motion to adjourn the meeting was made by Mr. Olver, seconded by Mr. Aarons, and carried by a vote of 4-0, all in favor.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Ronnie L. Rose
Planning Board Secretary