

**Village of Croton-on-Hudson
Planning Board Meeting
Tuesday, September 24, 2013**

Present: Rob Luntz, Chairperson
Mark Aarons
Steve Krisky

Absent: Bruce Kauderer
Richard Olver

Also Present: Daniel O'Connor, Village Engineer
Ann Gallelli, Village Board Trustee

1) Call to order at 8:06 p.m.

2) New Business

a) Happy Hearts Daycare (Desiree Drapala)--10 Old Post Road South (Sec. 78.08 Block 7 Lot 5)--Application for Change of Use (pending VB resolution) from professional offices (lower level) to daycare facility.

The Village Engineer stated that the Village Board had issued a special permit for the renewal and amendment of the special permit. Chairman Luntz asked Ms. Drapala, the applicant, if she planned to have interior stairs installed in the building as had been discussed at previous Planning Board meetings.

Ms. Drapala stated that the landlord had promised that a code compliant working staircase connecting the two floors would be installed. The Fire Inspector from New York State also confirmed that an interior staircase is needed.

The Village Engineer stated that the Village Manager is working with Department of Public Works to work on the parking lot for better flow of traffic.

Mr. Krisky made a motion to accept the resolution, seconded by Mr. Aarons, and approved by a vote all in favor 3-0.

3) Old Business

a) Straddles Gymnastics Inc (Carmela Picciano)--425 South Riverside Avenue (Sec. 79.13 Block 2 Lot 91)--Final Approval for Sign application.

Chairman Luntz noted that the Advisory Board for the Visual Environment (VEB) was generally in favor of the submitted signage and its location. The VEB had noted that the paint color of the fascia above the new sign clashed with the proposed Straddles sign and it was suggested it be painted a different color. Mr. Picciano stated he had no problem with this recommendation.

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The Planning Board also agreed with the VEB's recommendation that the sign be shifted so it is in alignment with the window mullions. The Planning Board also confirmed that the sign is compliant with the zoning code. Mr. Picciano stated that all other signs will be removed from the windows in the Straddles space.

Mr. Aarons raised the possibility of have the fascia wood behind the sign painted a blue or white. The Board agreed that a matching blue with the Straddle sign would be visually appealing.

There was a discussion about the egress/ingress that had been noted in the resolution of 8/27/2013 and the Village Engineer stated that this would be handled as part of the building permit plans.

Mr. Aarons suggested that Mr. Fallacaro, the landlord, consider sprucing up the landscaping . Mr. Picciano said he spoke with the VEB about this and Mr. Fallacaro understands that he has to maintain the outside. There is an addendum to the lease that specifies what the landlord has to maintain.

The final approval for the sign application has the following conditions attached:

1. The fascia board is to be painted. The Planning Board recommends blue or white.
2. The landscaping is to be properly maintained and compliant with Village Code.
3. The current signage that is on the windows of the new Straddles space must be removed.
4. No machines or tractors should be located near the entrance or parking lot for Straddles.

Mr. Aarons made a motion to grant final approval for the Straddles sign, seconded by Mr. Krisky and carried by a vote all in favor 3-0.

*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, applicant, stated that he had been granted an extension until December 31, 2013, but he is not ready to start yet and would like to start construction in the spring.

Chairman Luntz pointed out that the Planning board had wanted him to start now in order to avoid conflicts with other activities that occur in the summer. Mr. Plotkin stated that he is trying to avoid an empty foundation in the winter. If he starts in the spring, he hopes to complete the major part of the construction and work on the inside in the height of the summer. Chairman Luntz noted that three months is a short time for that work.

Mr. Aarons stated that he would grant the extension with the same blackout period. Mr. Krisky asked what the new timetable would be--he would like a more specific schedule as to when and what will happen. He would like to see a more specific schedule with more detail and a layout plan given the contentious nature of the proposed project.

Mr. Aarons stated that no parking spaces in the area could be used (except for delivery) in June, July and August. The Village Engineer noted that there was space on site (driveway area).

Mr. Plotkin stated that he understood the Board's concerns but he couldn't be certain of the timing of the construction. Mr. Krisky responded that he wanted to be as certain as he could and there did not seem to be a plan. Mr. Plotkin stated that he was not ready to put his resources into the construction at present.

The Planning Board, after some discussion about this issue, suggested that Mr. Plotkin return at the next meeting with an estimated proposed timeline for construction.

4) Approval of Minutes

The approval of the minutes of September 10, 2013 was postponed until the next meeting.

5) Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Ronnie L. Rose
Planning Board Secretary