

**Minutes of  
Village of Croton-on-Hudson  
Planning Board Meeting of  
Tuesday, May 14, 2013**

Present: Rob Luntz, Chairperson  
Mark Aarons  
Bruce Kauderer  
Steve Krisky  
Richard Olver

Also Present: Dan O'Connor, Village Engineer  
Ann Gallelli, Trustee Liaison

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

**2. New Business**

*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.*

Chairman Luntz stated that the purpose of this evening was to get an introduction to the project, schedule a site visit, and declare the Planning Board as lead agency.

Mr. Michael F. Stein, P.E., of Hudson Engineering & Consulting, P.C., engineer on record for the application, and Mr. Rui Jorge, owner of the property, were present. Mr. Stein stated that the proposed subdivision will create two parcels with two two-family dwellings on each lot. The existing parcel is currently identified as three separate tax parcels. The property is in a RB two-family zoning district and the proposed houses exceed the minimum requirements for lot area, width and depth, and meets side yard setback and maximum height requirements.

There will be two parking spaces per dwelling unit, one on the street and one in the garage, as requested by the Village Engineer. Mr. Kauderer stated that he frequently drives on Harrison Street and he is very concerned about the parking on the street. Cars are parked on both sides of the street and it is too narrow for two cars to drive in the opposite direction at the same time. He asked Mr. Stein if there was any practical way to get additional parking to which Mr. Stein responded that it would be difficult.

Mr. Olver asked about the location of the individual homes and if the location could have taken more advantage of the sloping topography of the site. The Village Engineer and Chairman Luntz explained that the houses would not meet setback requirements if placed other than where they had been proposed. There was a brief and general discussion about retaining walls, grading, elevation, and test borings. Mr. Stein noted that the deep test holes that had been conducted had shown fractured rock which will make excavation by a larger machine easier. The Village

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Engineer mentioned that the Board members could take a look at the back of the property during the site visit.

Chairman Luntz asked about the site plan to which Mr. Stein responded that the architectural plans were in a very preliminary draft stage. The two family dwellings will be side by side dwellings. Chairman Luntz encouraged the applicant to consider variation between the buildings. Mr. Kauderer asked if the houses were rentals to which Mr. Rui answered that the buildings will be three-bedroom rentals of identical size. Water and sewer utilities are already present.

The Village Engineer stated that the application is considered an Unlisted Action under SEQR and the application would eventually be referred to the WAC for a preliminary and final review. Chairman Luntz asked for a motion to declare the Planning Board as lead agency; Mr. Olver made a motion, seconded by Mr. Kauderer, and the vote carried, all in favor, 5-0.

The Planning Board members suggested Saturday, June 8th at 10 a.m. for the site visit. The Planning Board secretary will send out an e-mail to confirm this date and time.

### **3. Discussion**

The Planning Board members reviewed the letter written by the Village Engineer to Mr. Fallacaro regarding violations of the zoning code. The Planning Board members stated that they wanted to see stronger language in the letter about the necessity of removing the wall or making an application to the Zoning Board. The Board members agreed that they would like the Village Attorney to review the letter after which the Village Engineer can send the letter.

### **4. Approval of Minutes**

The minutes of April 9, 2013 were approved on a motion by Mr. Kauderer, seconded by Mr. Kriskey, and the vote carried, all in favor, by a vote of 3-0 (two abstentions).

The minutes of April 23, 2013 were approved on a motion by Mr. Aarons, seconded by Mr. Kauderer, and the vote carried, all in favor, 3-0 (two abstentions).

### **5. Adjournment**

There being no more more business to come before the Board, the meeting was adjourned at 9:12 p.m. on a motion made by Mr. Aarons, seconded by Mr. Olver, and carried, all in favor, 5-0.

Respectfully submitted,

Ronnie L. Rose, Planning Board Secretary