

**Village of Croton-on-Hudson
Meeting of the Planning Board
Tuesday, January 14, 2014**

Present: Rob Luntz, Chairman
Bruce Kauderer
Steve Krisky
Rocco Mastronardi

Absent: Richard Olver

Also present: Ann Gallelli, Village Board Liaison
Daniel O'Connor, Village Engineer

1. Call to order at 8:00 p.m.

2. New Business

a) Hudson National Golf Club--40 Arrowcrest Drive (Sec. 67.15 Blk 1 Lot 4) -- Referral from the Village Board for a recommendation for special permit approval for a small addition on basement level of clubhouse and changes to clubhouse patio.

Mr. Craig Smith, of C² Limited, represented Hudson National Golf Club's application to the Village Board for a special permit. The Village Board had referred the application to the Planning Board for its review and recommendation. The plan proposes to expand the terrace, rework the wine cellar space and expand the men's locker area. The club is also building two small shed dormers which will create sleeping areas.

Mr. Kauderer noted that this application was a referral from the Village Board, and the work affects no one but the club members. Chairman Luntz agreed and noted that the terrace on the back will help the club function better and the fire pits were a nice addition.

Chairman Luntz noted that the Planning Board will need a site plan when HNGC returns to the Planning Board with an Amended Site Plan application.

The Planning Board reviewed Section 230-58 of the Village Code (Special permit uses) and made the following determinations:

- A. The proposed project does not change accessibility; a road is in place which is accessible to fire and police protection.
- B. The proposed project is consistent with previous approvals and special permits granted to HNGC.
- C. The applicant must conform to condition #27 of the amended special permit resolution dated April 22, 1999, that which states that "the Arrowcrest roadway will serve as the single primary ingress and egress route for the Golf Club... And that Prickly Pear Hill

Road shall only serve as ingress for service vehicles and access as needed for emergency vehicles.” Mr. Smith stated that the plans will be revised to note the ingress up Prickly Pear and egress from Arrowcrest.

D. The proposed project will make HNGC more presentable.

E. The environmental assets of the site are not affected by the proposed project.

Except for condition #27 that will need to be included in the special permit, the Planning Board agreed that the proposal had no detrimental effects. The Planning Board recommended that any new lighting be designed to reduce or eliminate any potential off-site glare. The Village Engineer recommended that the access road in front of the patio be widened as much as possible at the bottleneck, along the side of the patio. Chairman Luntz and Mr. Kauderer stated that no other special terms or conditions needed to be recommended.

Mr. Kauderer made a motion to recommend that this special permit be granted with the condition that condition #27 of the amended special permit resolution dated 4/22/99 be adhered to; Mr. Krisky seconded the motion, and the vote carried 4-0, all in favor.

b) Fernando Duce--1307 Albany Post Road (Sec. 67.14 Blk 3 Lot 9) -- Application for final subdivision approval for two lot subdivision.

Previously presented by Mr. Ralph Mastromonaco, consulting engineer for the applicant, this evening there was no one present on behalf of the application.

The Village Engineer gave a brief summary of the application. Preliminary subdivision approval had been granted but the final subdivision approval had expired; the Planning Board will have to issue a new final subdivision resolution. There are a number of issues that will need to be addressed before final subdivision approval can be issued such as the timing of when the driveway should be constructed, when the well (in the current vacant lot that serves the house on the other lot) gets abandoned and filled in, and when the house gets hooked up to the sewer and public water. In addition, there are easements to be filed which will be done at the same time that the plat gets filed. The Planning Board members agreed that until the garage is removed, the application cannot move forward.

4. Miscellaneous Items

Van Wyck I Shopping Center: The Village Engineer stated that he had talked with the Van Wyck I shopping center owner, and the owners are not going to build a vestibule after all; instead, the store's interior will be one space and the storefront will be moved to the outside edge of the alcove.

Tom Fallacaro (3 Arrowcrest Drive): The Village Engineer reported that the Zoning Board met with Mr. Fallacaro in December, 2013 and they will make a decision at the March meeting, 2014. Even if the Zoning Board denies the variances, the application will have to be reviewed by the Planning Board.

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5. Minutes

Mr. Krisky made a motion to approve the minutes of November 12, 2013, seconded by Mr. Kauderer, and carried in favor by a vote of 3-0 (one abstain, one absent).

6. Adjournment

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

Respectfully submitted,
Ronnie L. Rose
Secretary to the Planning Board