

**Village of Croton-on-Hudson
Planning Board Meeting
January 28, 2014**

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

Absent: Richard Olver

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

1. Meeting called to order at 8:05 p.m.

2. NEW BUSINESS

a) Doran Construction--47 Olcott Avenue (Sec. 79.09 Blk 9 Lot 7)-- Application for Minor Site Plan approval for construction of a new single-family dwelling.

Mr. Butch Doran of Doran Construction Corp, and Mr. Ron Wegner, P.E., of Cronin Engineering presented this minor site plan application for the construction of a new house on a 5,450 square foot vacant parcel on 47 Olcott Avenue.

Mr. Wegner noted that the steep slope analysis indicated that the disturbances will fall below the threshold, that water and sewer will be available and that a drainage analysis was submitted to the Village Engineer. A letter from the arborist strongly recommended that the large tulip tree be removed based on its age and condition.

Chairman Luntz reviewed the plans and questioned Mr. Wegner on the proposed driveway construction. He questioned why the curb, as shown on the plan, was discontinuous with the new apron. There was a discussion about the curb, the existing manhole cover's location that gets in the way of a continuous curb, and whether there was the option of abandoning the existing manhole in order that a continuous curb could be created with the new apron of the driveway. Chairman Luntz suggested that it should be investigated whether the existing manhole could be abandoned so that there could be a more appealing continuous curb which would be consistent with a new house.

Chairman Luntz noted that the Village Engineer had submitted to the Planning Board a memorandum dated January 28, 2014 concerning the draft resolution for the minor site plan application, and there appeared to be an unusual amount of comments on this memo. Chairman Luntz stated that given the amount of comments, albeit no major issues evident, he would like to see these comments incorporated into the plan for the next Planning Board meeting. The Planning Board members agreed they would feel more comfortable voting on the resolution at the next meeting.

The architectural plans were also presented to the Planning Board, and Chairman Luntz responded that the house seemed to be appropriately sized, the scale in elements and the materials used were in keeping with the character of the neighborhood, and the appropriateness overall was appreciated.

It was agreed that at the next meeting, Mr. Doran would submit the revised plan with the Village Engineer's comments incorporated, and the Board would then vote at that time.

3. OLD BUSINESS

a) Croton View Properties LLC--50-64 Maple Avenue (sec. 79.09 Blk 1 Lot 30)--- application for Amended Site Plan for roof fascia on (partial) north side of building to screen roof mounted mechanical equipment.

Mr. Ed Gemmola, the architect for Croton View Properties, presented the application for an amended site plan to build the roof fascia on the (partial) north side of the building which would screen the mechanical equipment (hot air/cold air conditioning) mounted on the roof. Mr. Gemmola stated that the entire side of the building will be cleaned up--the individual air conditioning units will be removed, there will be four new replacement windows, and two of the windows (towards the back) will be removed and filled in, the side will be re-bricked, and oversized gutters will replace the current deteriorated gutters. Signage is not part of this review since at present, since there is no tenant. Mr. Gemmola will submit revised plans.

Mr. Kauderer noted that the proposed work would be a visual improvement for the neighbors.

Mr. Krisky made a motion to have a public hearing for the proposed amended site plan application, Mr. Mastronardi seconded the motion, and the vote carried, all in favor, 4-0. The public hearing will be scheduled for the next meeting on February 11, 2014.

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

Mr. Ralph Mastromonaco, P.E., consulting engineer for the applicant, requested final subdivision approval for the two-lot subdivision. He confirmed that the garage would be removed, as the Planning Board had required, and the final subdivision plan would include the updated survey of May 20, 2013. The only change in the subdivision plan is that the lot line will return to where the lot line had been on the original subdivision plan (May 2006).

The Village Engineer noted that the preliminary subdivision plan is still valid but that the final subdivision plan is expired. However, because nothing has substantially changed from the original preliminary subdivision plan, the Planning Board can decide that a public hearing would not be necessary for final subdivision approval. The Planning Board agreed that a public hearing was not necessary. One condition of the final subdivision approval would be that the

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garage has to have a demolition permit. There also would need to be an updated survey that shows that the garage has been removed. The Village Engineer noted that a final subdivision approval could be given with conditions.

One condition is the requirement for easements to be filed at the same time as the plat is filed for 1) the utilities to install water and sewer, and 2) the existing driveway from lot 2 to lot 1. Other conditions include the abandonment of well on lot 2; the installation of a septic system or pump station, two water pipes, the removal of the old driveway, and the installation of the driveway to the proposed new house.

Mr. Mastromanoco agreed that everything, as noted in the conditions, would need to be completed prior to the final subdivision plat being signed by the Chairman of the Planning Board. Although Mr. Mastromonaco made the point that typically these items are often written notes on the subdivision map, the Planning Board and the Village Engineer reiterated that these items would have to be conditions to be completed before the final subdivision is signed. There would be no final subdivision until the conditions as set forth in the final resolution were met. Mr. Mastromonaco did not believe his client (Mr. Duce) would object. The Planning Board stated that the plat would be signed when the work is done but they wanted the work to get done within a year so that the final subdivision could be completed. Mr. Mastromonaco did not think getting the work done under the year timeline was a problem.

Mr. Mastromonaco stated that he would submit the plans to the Village Engineer, and update the Westchester County Health Department. He agreed to obtain a written statement from Mr. Duce (the owner) acknowledging that he (Mr. Duce) understands that this work will get done within a year so that the final subdivision can be complete. The Village Engineer stated that the WCHD would need to sign the final plat. The resolution for final subdivision approval with conditions will be provided at the next Planning Board meeting.

4. APPROVAL OF MINUTES

The Minutes of January 14, 2014 were approved on a motion made by Mr. Kauderer, seconded by Mr. Krisky, and voted all in favor, 4-0.

5. ADJOURNMENT

There being no more business to come before the Planning Board, the meeting was adjourned at 9:13 p.m.

Respectfully submitted,

Ronnie L. Rose
Secretary to the Planning Board