

**Village of Croton on Hudson  
Minutes of the Planning Board Meeting on  
Tuesday, October 28, 2014**

Present: Robert Luntz, Chairman  
Steve Krisky  
Bruce Kauderer  
Janet Mainiero  
Rocco Mastronardi

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

1. Call to order: Chairman Luntz called the meeting to order at 8:07 p.m.

**2. NEW BUSINESS**

- a) Cain Ranjan—25 Warren Road (Sec. 67.10 Blk. 1 Lot 14.01)—Application for Minor Site Plan approval and Steep Slopes permit for construction of new single-family dwelling.

Mr. Michael Mastrogiacomo, P.E., spoke on behalf of the property owner, Mr. Cain Ranjan, also present. Mr. Mastrogiacomo stated that he tried to stay within the parameters of the approved subdivision plan, with only some minor revisions. He extended the driveway to the house since the driveway begins approximately 70-80 ft. away. The proposed one-story house has been designed as low as possible so as not to disrupt the neighbor's site line. A rendering of the house was shown to the Board.

Chairman Luntz explained that a steep slopes analysis would be required and this should be submitted at the next meeting. Chairman Luntz noted that per one of the requirements of the subdivision resolution, the neighbors had been notified and any neighbors present this evening would be invited to speak regarding their concerns about the proposed plan.

The Village Engineer stated that this lot was originally part of the adjacent lot and then in 1999, the lot was subdivided as part of the Oster subdivision. The lot is not a standard shape because there was already an existing lot with existing construction on it. The lot was created around the existing construction.

Chairman Luntz asked the Village Engineer if the proposed house met all required setbacks and the Village Engineer responded that the proposed house meets required frontage and setback lines, and the height is within zoning requirements.

Chairman Luntz asked if there was any issue to the slope of the driveway, and the Village Engineer responded that the slope is 13.6%, which is under the threshold number of 15%.

Mr. Mastrogiacomo stated that the drainage and septic is right behind the house where it had been approved with the subdivision.

There will be an erosion and sediment control plan in place as per the village requirement.

Mr. Kauderer noted that there is a common driveway at the beginning of the driveway and asked if there was a provision for maintenance responsibility. Mr. Mastromonaco noted that there had been a declaration of easement and maintenance agreement in the documents provided.

Chairman Luntz commented that the strategy being proposed for the lot seemed a sound one, and overall, the proposed plan seemed to be in the best interest of the client and increased the usability of the lot. Mr. Kauderer agreed that the proposed plan minimizes the impact of the neighbors and maximizes the view. Ms. Mainiero concurred. Chairman Luntz stated that the applicant will however need to go through the process of the steep slope analysis.

Mr. Krisky asked about the square footage of the house and Mr. Mastrogiacomo stated that the footprint is about 2600 sq. ft. that includes the first and lower levels. The proposed house is probably smaller than the others in the area.

Mr. Mastronardi asked about the rock in the area, and Mr. Mastrogiacomo said that there shouldn't be issues with rock where the house is located although there may be rock where the garage or driveway is proposed. Ms. Mainiero asked if he anticipated any blasting during construction. They will work around the rock if it is an issue in this area. Mr. Mastrogiacomo stated that there will be no blasting.

Chairman Luntz invited comments from the neighbors in attendance:

Anna Lieberman, 17 Warren Road, stated that she wanted to make sure that any code restrictions are respected and that the property is developed properly. She expressed concerns about the drainage. She stated that there should be cooperation with the property owner regarding the maintenance of the driveway.

Chairman Luntz noted that the drainage on the site will be on the lower part of the site, but that other rock removal will need to be balanced with drainage on the upper part of the site.

Connie Corry, 25A Warren Road, stated she has lived at this address for 55 years and expressed concern that the proposed house might block her view and in particular, her view of the Tappan Zee Bridge.

Chairman Luntz asked Mr. Mastrogiacomo if he could mark out the four corners of the plan so that the Planning Board might be able to walk the site to see what the view corridor is and to provide a rendering relative to Mrs. Corry's house so she could understand what the impact of the proposed house was going to be.

Chairman Luntz stated that it would also be helpful to have the house staked so that the Planning Board could know what to expect, however he noted that views are not guaranteed by anyone.

Chairman Luntz stated that the following should be submitted for the next meeting: 1) a steep slopes analysis, 2) the staking of the four corners of the proposed home, 3) visuals to show how the house sits on the site relative to other properties; and 4) show drainage systems on the upper part of the site plan.

The Village Engineer noted that it was optional to have a public hearing for a steep slopes permit. Chairman Luntz stated that if elevations were received, he did not see the need for a public hearing.

Mr. Kauderer made a motion to dispense with a public hearing for the steep slopes permit given that there had already been neighbor notification for this meeting, and the neighbors had a chance to share their concerns, seconded by Mr. Krisky, and carried by a vote of 5-0 all in favor.

### **3. MISCELLANEOUS ITEMS FOR DISCUSSION**

The Village Engineer mentioned that Mr. Plotkin, of Steel Style, LLC, had brought in some architectural plans for a smaller house than had originally been approved on the lot at 50 Half Moon Bay. The Village Engineer will review the plans and if it is substantially compliant with the approved plans, the Planning Board can modify the resolution to accept the design. However, if there are some issues with the height of the proposed house, the applicant would have to change the plans in order to be substantially compliant to the Planning Board approved resolution. The Planning Board agreed that the height of the proposed house had to be the same as what was approved in the resolution.

### **4. APPROVAL OF MINUTES**

Mr. Mastronardi made a motion to approve, as amended, the minutes of October 14, 2014, seconded by Ms. Mainiero, and carried all in favor by a vote of 5-0.

### **5. ADJOURNMENT**

There being no more business to come before the board, the meeting was duly adjourned at 9:10 p.m.

Respectfully submitted,

Ronnie L. Rose  
Planning Board Secretary