

**MINUTES OF THE PLANNING BOARD OF  
THE VILLAGE OF CROTON-ON-HUDSON  
OCTOBER 14, 2014**

Present: Rob Luntz, Chairman  
Bruce Kauderer  
Janet Mainiero  
Rocco Mastronardi

Absent: Steve Krisky

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

**1. Call to order**

Chairman Luntz called the meeting to order at 8:10 p.m.

**2. REFERRALS**

*a) Referral from Village Board regarding a zoning amendment for property located at 1 Baltic Place (Sec. 67.10 Blk. 2 Lot 2).*

Prior to Mr. Ralph Mastromonaco's (consulting engineer for the applicant) arrival, the Village Engineer presented a brief overview of the Village Board referral regarding a zoning amendment for the property located at 1 Baltic Place. The Village Engineer explained that the subject property, 1 Baltic Place, is located both in the Village and the Town of Cortlandt. - the boundary goes through the center of the lot. The portion of the property in the Town is in the HC (Highway Commercial) zoning district; the portion of the property in the village is in the RA-25 (single family) residential district.

The zoning change has been requested in order that a new commercial building might be constructed in the Village portion of the property. At present there exists a parking lot for the commercial uses; a special permit for commercial parking in a residential district had been granted by the ZBA. The Village Engineer explained that the filed subdivision map has a note on it that limits the use of parcels C and D to parking for the commercial buildings in the Town of Cortlandt. Because of this restriction noted on the filed subdivision map, there are legal questions as to whether a new building could be built on these parcels without having to obtain agreement from all the homeowners in the subdivision. The Village Engineer noted that the property could still be rezoned and a commercial building built, but not on the C and D parcels.

The Village Engineer suggested that the applicant provide a matrix of all the zoning districts (C-1, O-1, O-2, C-2) to include the FAR, square footage, lot areas, and zoning setbacks in order to analyze which zoning district would be the most desirable. The Planning Board members agreed that a matrix analysis would be very helpful. Ms. Gallelli also suggested that it would be helpful to review what the allowable uses are in the Town of Cortlandt's HC district (Highway Commercial). Mr. Kauderer stated that the Planning Board should recommend that there could not be any fast food restaurants.

There was a brief discussion about whether the property was in the Gateway overlay zone and whether requirements of the Gateway overlay zoning affected the proposed use and

structure. The Village Engineer pointed out that if a building were in the Gateway zone, no drive-through would be allowed and only the FAR, landscaping, and parking requirements would be affected.

Chairman Luntz stated that the next steps for the applicant are: 1) to obtain a legal opinion about the subdivision map note restricting the C and D parcels to parking, and submit to the Planning Board; the Planning Board will then forward the legal opinion to the Village Attorney for his review, and 2) to provide a matrix analysis on the zoning districts, including allowable uses for the HC district in the Town of Cortlandt.

### **3. 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 a new single-family dwelling.*

The applicant was not present at the meeting and therefore Chairman Luntz stated that the application will be reviewed at the next Board meeting. The Village Engineer pointed out that on the subdivision resolution, one of the conditions for site plan approval required neighbor notification to the adjacent neighbors. The Planning Board Secretary will send out the notice to the neighbors.

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

Mr. Kauderer made a motion to approve the minutes of the September 23, 2014 seconded by Mr. Mastronardi, and carried by a vote of 3-0 (one absence, one abstention).

### **5. DISCUSSION ITEM**

Mr. Kauderer made a motion to request a meeting or conference call with the Village Attorney regarding 3 Arrowcrest Drive, seconded by Mr. Mastronardi, and carried all in favor 4-0 (one absence). Staff will contact the Village Attorney to make arrangements.

### **6. ADJOURNMENT**

There being no further business to come before the Board, the meeting was duly adjourned at 9:17 p.m.

Respectfully submitted,

Ronnie L. Rose  
Planning Board Secretary