

Village of Croton-on-Hudson
Minutes of the Meeting of the Planning Board
February 11, 2014

Present: Robert Luntz, Chairman
Steve Krisky
Rocco Mastronardi
Bruce Kauderer
Rick Olver

Also Present: Daniel O'Connor, Village Engineer

1. Call to order at 8:05 p.m.

2. PUBLIC HEARING

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. Olver made a motion to open the public hearing on the application for an amended site plan for 50-64 Maple Avenue. Mr. Krisky seconded the motion.

The applicant was not present, however the Village Engineer explained the proposed minor changes to the entrance doorway location and roof fascia.

Mr. Robert Scott, 33 Ridge Road, had telephoned the Secretary to the Planning Board earlier in the day and, for the record, stated that he had no objections to the improvements and he thanked Flame Management (Croton View Properties) for being "good neighbors." There were no other comments from the public.

Mr. Krisky made a motion to close the public hearing, seconded by Mr. Mastronardi.

Mr. Mastronardi made a motion to approve the resolution for the amended site plan, with no conditions, seconded by Mr. Kauderer, and carried all in favor, by a vote of 5-0.

2. NEW BUSINESS

a) Hudson National Golf Club--40 Arrowcrest Drive (Sec. 67.15 Lot 1 Blk. 4)--Amended Site Plan application for a small addition on basement level of clubhouse and changes to clubhouse patio.

The Planning Board, having previously reviewed this application when it was referred from the Village Board for a recommendation for a special permit, agreed the next step is to schedule a public hearing for the next meeting.

Mr. Krisky made a motion to schedule a public hearing on Tuesday February 25, 2014, for Hudson National Golf Club's amended site plan application, seconded by Mr. Olver, and voted, all in favor, 5-0.

4. REFERRAL

a) Referral to the Planning Board for coordinated review and Lead Agency determination from Town of Cortlandt Planning Board on the application of Hudson National Golf Club for Site

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Development Plan Approval and a Special Permit for a Country Club and for Wetland, Steep Slope and Tree Removal Permits for a private golf driving range and teaching facility located on the existing Hudson National Golf Club.

Chairman Luntz noted that the receipt of the letter from Chairman Kehoe of the Town of Cortlandt Planning Board regarding the above-referenced referral; the Planning Board members agreed that the Town of Cortlandt Planning Board should be lead agency. A memo will be written to Chairman Chris Kehoe, of the Town of Cortlandt Planning Board, stating that the Croton Planning Board has no objections.

It was also agreed that the Croton Planning Board may want to make comments in the future as more details emerge regarding the amended site plan but not at this point in the process. There was a brief discussion about HNGC's environmental plan. The Village Engineer noted that several times a year the Village of Croton receives regular reports regarding the pesticide and fertilizer use.

Two residents from Hollis Lane (not village residents) were present and expressed concerns about the possible impact of tree clearing on erosion and drainage issues. Chairman Luntz and the Village Engineer both recommended that the residents follow up at the town level and encouraged them to write letters to the Town of Cortlandt expressing their concerns. Chairman Luntz noted that the Croton Planning Board will make recommendations as it affects the village; Mr. Kauderer stated that it is up to the Town about whether the proposed project will be approved or not.

Mr. Kauderer made a motion that the Planning Board acknowledges that the Town of Cortlandt is lead agency for this application and the Village of Croton Planning Board requests that they be kept advised of the progress and details of the application so the Croton Planning Board can make comments. Mr. Krisky seconded the motion, and the vote carried all in favor 5-0.

5. APPROVAL OF MINUTES

Mr. Kauderer made a motion to approve the minutes of January 28, 2014, seconded by Mr. Krisky, and voted, 4-0 in favor, with one abstention.

6. ADJOURNMENT

There being no more business to come before the Board, the meeting was duly adjourned at 8:30 p.m.

Respectfully submitted,

Ronnie L. Rose
Secretary to the Planning Board

RESOLUTION

WHEREAS, the Planning Board held a public hearing on an Amended Site Plan application on Tuesday, February 11, 2014 for Croton View Properties, LLC, hereafter known as “the Applicant,” said property located in the C-2 General Commercial Zoning District and Municipal Place Gateway Overlay Zone at 64 Maple Street (50-64 Maple) and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.09 Block 1 Lot 30; and

WHEREAS, this Amended Site Plan application is for a roof fascia on (partial) north side of building to screen roof mounted mechanical equipment; and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA), therefore, no Negative Declaration is required.

NOW, THEREFORE BE IT RESOLVED, that the Amended Site Plan application, as shown on drawing A-101 entitled “Existing/proposed floor plans,” last revised 2/06/14, and A-201 “Existing/proposed exterior elevations,” last revised 2/05/14, prepared by Gemmola & Associates, Architects/Planners, be approved.

In the event that this Amended Site Plan is not implemented within three (3) years of this date, this approval shall expire.

The Planning Board of the Village of
Croton-on-Hudson, New York

Robert Luntz, Chairman
Bruce Kauderer
Steven Krisky
Rocco Mastronardi
Richard Olver

Motion to approve by Mr. Mastronardi, seconded by Mr. Kauderer and carried by a vote of 5 to 0.

Resolution accepted with the minutes of the meeting held on Tuesday, February 11, 2014.