

**Village of Croton-on-Hudson
Minutes of the Planning Board
September 23, 2014**

Present: Bruce Kauderer, Acting Chairman
Steve Krisky
Rocco Mastronardi

Absent : Robert Luntz

Also Present: Daniel O'Connor, Village Engineer

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

2. PUBLIC HEARING

a) Historic Hudson Valley—525 South Riverside Avenue (Section 79.17 Block 2 Lot 6/Section 79.17 Block 2 Lot 4) – Application for Amended Site Plan and Wetlands Permit for the relocation of four existing storage containers from grass field adjacent to ShopRite to the former Route 9 Right of Way approximately 700 ft. south of the entrance gate to Van Cortlandt Manor.

Mr. Blaney, Director of Buildings, Grounds, and Security at Historic Hudson Valley, stated that all of the utility representatives have been contacted about the easements, and now Historic Hudson Valley was waiting for the utilities' response.

Mr. Kauderer opened the public hearing on the application for the amended site plan and wetlands permit, seconded by Mr. Mastronardi, carried all in favor, 3-0. There were no comments from the public.

Mr. Krisky made a motion to close the public hearing, seconded by Mr. Mastronardi, and carried all in favor 3-0.

Mr. Kauderer noted that the VEB had reviewed the proposed site plan and had made a favorable recommendation.

Mr. Krisky made a motion to approve the resolution for the amended site plan application and wetlands permit, as amended, seconded by Mr. Mastronardi, and carried 3-0 all in favor.

3. NEW BUSINESS

a) Doran Construction Corp—102 Penfield Avenue (Sec. 79.09 Blk. 10 Lot 34.01)—Application for Minor Site Plan approval for construction of new single-family dwelling.

Mr. Kauderer explained that the Minor Site plan application before the Planning Board was for a new house on 102 Penfield; that the house on 98 Penfield had been built on pre-existing building lots, and that the applicant would be demolishing a part of the house on 98 Penfield so that the proposed new house met the required zoning setbacks.

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A letter from the neighbors of the proposed lot (102 Penfield) had been submitted to the Planning Board on 9/23/14. The letter raised questions about construction staging, parking of construction vehicles, and zoning compliance.

In response to the neighbors' concerns about construction staging, Mr. Doran explained that he was planning to build 106 Penfield first, and will use the vacant lot to store construction materials; 98 Penfield (the existing house) will remain vacant and in the winter, Mr. Doran will do cosmetic work on the house's interior, and then in the spring, he will start to build the new house at 102 Penfield.

In response to the concern about compliance with the zoning setbacks, Mr. Doran explained that he has not yet closed on the house, and when the sale is completed, he will then remove the side addition of 98 Penfield in order that the proposed house conforms to zoning setbacks of the RA-5 district.

In response to the concern about construction vehicles on the street, Mr. Doran explained that he should be able to have construction vehicles off the street except for when deliveries are being made. Mr. Kauderer stated that given the neighbors' concerns about construction vehicles in the street, he would like the resolution to state that there is a limit of two construction vehicles at any time allowed on the street, excluding loading and unloading deliveries.

The Village Engineer confirmed that the proposed house complies with zoning, that there are no wetlands and no steep slopes, that the zoning table is on the plan with the appropriate setbacks, and the garage has the required five ft. minimum setback.

The Planning Board committee discussed and agreed that the proposed retaining wall should have a safety railing or fence. Mr. Kauderer asked if there was going to be a finished basement, and Mr. Doran said he did not plan to finish it however an egress window would be included in case the new owner wanted to finish the basement.

Mr. Wegner, consulting engineer for the applicant, stated he would amend the first floor elevations on the site plan to be consistent with the first floor elevations on the architectural drawings.

Mr. Kauderer stated that although a Minor Site Plan did not require a public hearing, it was the tradition of the Planning Board to listen to brief comments from the neighbors.

Ms. Jane Laudon, a resident on Penfield Avenue, stated that she and her neighbors were not happy about the proposed new house; they felt that the unique character of the neighborhood would disappear with the addition of two new houses. She asked that the Planning Board, with whatever powers the board had, preserve what the residents in this neighborhood have.

Mr. Kauderer responded that the Board can address the staging, parking, and screening issues of a new house, but it was not in the Planning Board's powers to change the zoning, to say whether or not a house is allowed to be built on these lots—that was an issue to take up with the village board.

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Mr. Kauderer made a motion to approve the resolution, as amended, seconded by Mr. Mastronardi, and carried, all in favor by a vote of 3-0.

4. MINUTES

Mr. Krisky made a motion to approve the minutes of September 9, 2014, seconded by Mr. Mastronardi, and carried all in favor by a vote of 3-0.

5. ADJOURNMENT

Mr. Krisky made a motion to adjourn the meeting, seconded by Mr. Mastronardi, and carried by a vote of 3-0 all in favor. The meeting was adjourned at 8:45 p.m.

Respectfully submitted by,

Ronnie L. Rose
Secretary to the Planning Board