

**Minutes of the Planning Board meeting
September 9, 2014**

Present: Bruce Kauderer, Acting Chairman
Steve Krisky
Rocco Mastronardi

Absent: Robert Luntz

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

1. Call to order 8:08 p.m.

2. NEW BUSINESS

a) Historic Hudson Valley—525 South Riverside (Sec. 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. Brian Blaney, Director of Buildings, Grounds and Security of Historic Hudson Valley was present to explain the proposed application to relocate the storage containers from their present location on the grass field adjacent to Shoprite to the proposed location of the former Route 9 Right of Way (approximately 700 ft. south of the entrance gate to Van Cortlandt Manor).

He explained that there are two reasons for moving the containers: 1) the containers are unsightly where they are currently and can be seen from Route 9, and relocating them will move them further from route 9, and 2) removing them from the current location will free up space for more parking on the grass field adjacent to Shoprite—Historic Hudson Valley will gain 40 or so more spots in that corner for the Pumpkin Blaze.

When Mr. Krisky asked what was being stored in the containers, Mr. Blaney explained that the containers are for the plastic pumpkins and frames for the Pumpkin Blaze. The four containers will be sufficient since Historic Hudson Valley is also leasing storage space from E/T Equipment.

Mr. Kauderer reminded Mr. Blaney that there were easements on the roadbeds and Historic Hudson Valley should make sure that these easements are not violated. A public hearing will be called for September 23, 2014, and Mr. Kauderer recommended that at the public hearing, Mr. Blaney might want to submit reports or consents, if any are necessary, with respect to these easements. Mr. Blaney stated that he would request a letter of consent regarding any easements from

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AT&T and Verizon, and he was planning to discuss staging areas with Con Edison. Mr. Blaney explained that the land is relatively level and with some milling of the proposed area there is no need to disturb the land.

Mr. Mastronardi asked if this location was near where Con Ed was working on the cable and directional drilling, and the Village Engineer explained that Con Ed was working further down by the bridge abutment.

The members of the Planning Board stated they had no objections to the proposed plan. Mr. Mastronardi made a motion to call for a public hearing for September 23, 2014 and to refer the application to the Water Control Commission for their recommendation for a wetlands permit. Mr. Krisky seconded the motion, and the vote carried 3-0 all in favor.

3. REFERRAL

a) Referral from Village Board regarding a special permit application for a Mixed Occupancy Building at 379 South Riverside Avenue—Review of draft memorandum from Planning Board to the Village Board

Mr. Kauderer explained that at tonight's meeting, the Board would review a more detailed memorandum (continuing the discussion from the last meeting) regarding the Planning Board's recommendation of the proposed application for mixed-use building at 379 South Riverside Avenue.

Mr. Krisky asked about the status of the old gas tanks at the site. The Village Engineer stated that he was told that, to date, there have been no Phase 1 (an environmental impact study) or Phase 2 (groundwater and soil assessment analysis) completed. Mr. Kauderer noted that it would be important to have a Phase 2 study to make sure there were no leaks.

The Village Engineer stated that it is important to know where the gas tanks are and that they should be removed properly. In the past, tanks were often emptied but left in the ground. The Department of Environmental Conservation will want to remediate the site, but it would be beneficial to the village to know in advance what work might need to be done.

The Village Engineer stated that it is an important environmental issue and both the Village Board and the Planning Board should recommend the completion of a Phase 1 and Phase 2 report as part of the conditions for a special permit and site plan review.

In reviewing the draft memorandum, the Planning Board identified additional items to include:

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- A. With respect to the accessibility of the proposed structure to fire protection, it was noted that the Harmon Fire house is a block away. Hydrant tests have been completed and there is good flow.
- B. With respect to the compatibility with zoning district, it was noted that the proposed structure is in the C2 (with gateway overlay) district and is adjacent to 383 South Riverside Avenue which is also mixed use (residential and commercial use). Although the proposed plans for 379 South Riverside Avenue cite that the elevation is 35 ft, it is recommended that elevation views be developed, provided and submitted. The rendering is obsolete and it is also recommended that it should be updated so that the public can see what the proposed building might look like. There is a 15% open space requirement, and the proposed landscape areas on the property will satisfy this requirement.

Mr. Kauderer expressed concern about the address—i.e. that there is no entrance from South Riverside Avenue for the apartments. The Village Engineer responded that there will be conversations with the Assessor, the police and EMS and as a result they will come to some agreement. The Village Engineer also noted that there are design guidelines referenced in the new zoning law, and the Planning Board can review these during their site plan review.

- C. It was noted that public transportation is available close to the building; there is a bus stop across the street. The fewer curb cuts will improve the site's traffic flow. All the walkways in front are beneficial to the pedestrians. There may be a variance required for the sidewalks, but the Village Board can waive this requirement. The Village Engineer noted that there is a municipal lot at the end of Benedict Blvd. if more parking is necessary for the commercial spaces.
- D. The Village Engineer noted that the Village Board can waive the side yard setback, and the Planning Board recommends that Village Board waive this setback. The Planning Board also recommends that the Village Board waive the setbacks for the sidewalks.
- E. At present, the entire site is building and pavement, and with the proposed plan, open space will be brought to the site.

Staff will update the memo based on the discussion and will circulate to the Planning Board.

Mr. Krisky made a motion to consent to the Village Board being lead agent and that the Planning Board's recommendations be sent to the Village Board, seconded by Mr. Mastronardi, and carried by a vote of 3-0.

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4. APPROVAL OF MINUTES

Mr. Mastronardi made a motion to approve the minutes of August 26, 2014, seconded by Mr. Krisky, and carried, all in favor by a vote of 3-0.

5. ADJOURNMENT

There being no more business to come before the board, Mr. Krisky made a motion to adjourn the meeting, seconded by Mr. Mastronardi, and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Ronnie Rose
Planning Board Secretary