

**Minutes of the Village of Croton-on-Hudson
Planning Board Meeting
Tuesday, February 25, 2014**

Present: Rob Luntz, Chairman
Bruce Kauderer
Steve Krisky
Rocco Mastronardi
Richard Olver

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

1. Call to Order at 8:03 p.m.

2. PUBLIC HEARING

a) Hudson National Golf Club--40 Arrowcrest Drive (Sec. 67.15 Blk 1 Lot 4)--Amended Site Plan application for a small addition to the first (basement) level, a new patio door and an expansion of the patio on the second level, a small dormer addition on the fourth level of the clubhouse and a raised planter.

Chairman Luntz opened the public hearing on the Amended Site Plan application. Craig Smith, of C2 Limited LLC, again presented the amended site plan application, which had been reviewed at the last meeting on behalf of the Hudson National Golf Club. The proposed project is an expansion of the patio area, converting the existing wine cellar into a men's locker bathroom, adding dormers to increase head height in the internal space, and a proposed raised planter in order to eliminate the building being considered a five-story building.

Mr. Smith explained that the applicant would be applying to the NYSDOS for a variance from the building code so that the clubhouse is considered a four-story building. If they do not get the variance, the raised planter would be constructed and the width of the road could be increased by modifying the existing stone wall.

The following two conditions are to be added to the draft resolution:

1. That, a variance application shall be made to the NYSDOS to eliminate the requirement for the proposed installation of a raised planting area along an approximate 50 foot length of the basement wall so that the basement is not considered a story above the grade plan.
2. That, if the variance application is denied by the NYSDOS, the access road width not be reduced to less than that required by the NYS fire code at the time of construction of the clubhouse.

Chairman Luntz noted that the variance was not an issue for the Planning Board to debate, but

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he hoped the applicant could obtain the variance. The Planning Board's main consideration is the terrace and the expansion of the locker room. There were no comments from the public. Mr. Mastronardi made a motion to close the public hearing, seconded by Mr. Krisky, and carried by a vote of 5-0. The public hearing was closed.

Chairman Luntz noted that the plan is the same as had been presented before, that the applicant should apply for a variance, and if it is not granted, then the applicant can modify the roadway as required in order to be in compliance with the code.

Mr. Olver made a motion to approve the resolution with the additional conditions, Mr. Kauderer seconded, and the motion carried, all in favor 5-0.

3. OLD BUSINESS

a) Doran Construction-- 47 Olcott Avenue (sec. 79.09 Blk. 9 Lot 7)--Application for Minor Site Plan approval for construction of a new single-family dwelling.

The Village Engineer noted that he had reviewed his previous memo on this application and there were no outstanding comments since the applicant had addressed them. The curb, as had previously been recommended, will be continued and the manhole abandoned. He noted that the property would need to be staked out by a surveyor. The application is in compliance with zoning and has the appropriate setbacks.

Mr. Peter Schuyler, a neighbor at 41 Olcott Avenue, requested and received the opportunity to speak regarding this application even though it is not a public hearing. Mr. Schuyler stated he was upset that the big tree is going to be removed, and that its removal will be a huge detriment to the neighborhood. In his opinion this "beautiful old tree", a "majestic tree," is historic.

Chairman Luntz stated that the construction of the house encroaches into the canopy of the tree and therefore the tree roots. If the tree remains, it is very likely that the disturbance to the roots would result in the eventual death of the tree and need for its removal. Removal of the tree after the house is constructed would be extremely difficult and much more expensive. Mr. Wegner noted that the weakened root structure would also make the tree dangerous because of the potential for falling branches.

Mr. Schuyler stated that in a heavy rainstorm, the drainage was such that the proposed driveway would get flooded. The Village Engineer stated the installation of curbs on Olcott would address some of the flooding, and he will follow-up on the installation of curbs on Olcott as part of the sidewalk and curb project.

Mr. Kauderer made a motion to approve the Minor Site Application for a new single-family house, seconded by Mr. Krisky, and carried all in favor 5-0.

4. REFERRALS

a) 205 S. Riverside Avenue--(Sec. 78.12 Blk. 3 Lots 5,6)--Referral from Village Board for a recommendation for Special Permit approval to operate a convenience store on property.

Mr. Peter Schuyler, the attorney representing the applicant for the application to the Village Board for a Special Permit and Mr Ron Wegner, P.E., consulting engineer, were present. The applicants noted that a site plan is currently being completed.

Mr. Schuyler explained that the gasoline business will stay in place but the repair business will be gone, the canopies will stay in place, and the rectangular building will have the same footprint. He noted that the exterior of the building will be updated, possibly with a brick facade similar to Croton Commons, and maybe the area that is now storing cars could be cleared for parking. He noted there are other possible parking areas being considered. He stated that there will be curb cuts to improve traffic flow and the intention is to put in sidewalks on the S. Riverside Avenue side. This will need to be discussed with the NYSDOT. The u-hauls that are currently stored will no longer be there. Landscaping will be proposed.

Mr. Kauderer asked if this station was to be a BP (brand) station like the one in Montrose. Mr. Schuyler responded that this station would continue to be named "Dom's" because everyone knows it under this name.

Mr. Krisky asked about the sidewalks to which Mr. Schuyler responded that although there was no room on the Maple Street side, there was potential for sidewalks on the S. Riverside Avenue side. Croton commons owns part of the land and they would therefore have to be included in the solution to provide sidewalks.

Chairman Luntz noted that it would be nice to have the sidewalk extend all the way down to Croton Commons. Mr. Schuyler stated that he is getting the property surveyed and at the next meeting will come with a plan for the sidewalks.

Chairman Luntz asked how many spots are required for the approximate 1800 sq. ft building. The Village Engineer stated that eight parking spaces were required, but the owner may want more spaces for customers, and there will need to be a handicap space.

Mr. Kauderer stated that a plan for environmental remediation would be necessary given that there were bays, hydraulic lifts, and floor drains to be removed in the repair shop area. The Village Engineer noted that contaminants could seep into the concrete floor. Mr. Schuyler stated that the gasoline part of the business is not being touched but an environmental inspection will be completed.

Mr. Krisky requested that landscaping be included on the site plan as this location is a highly visible one for people in the village. Mr. Schuyler agreed that it was part of the gateway to the village and signage would be important. The Village Engineer pointed out that the grassy part

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of the triangle was in the state Right of Way and all signage needed to be approved by the state. Mr. Schuyler stated that he would go to the NYSDOT to request permission to use the ROW for landscaping and signage.

There was a brief discussion about employee parking on South Riverside, the goodwill containers on site, and the proposed hours of station.

The Planning Board requested more detailed information before making a recommendation. If there are more than thirty days to respond to the Village Board referral, the time frame can be extended by mutual agreement between the Planning Board and the applicant.

The Planning Board members agreed it was a good opportunity to improve the site.

b) Referral from the Village Board to the Planning Board on the application of Hudson National Golf Club for a private golf driving range and teaching facility in the Town of Cortlandt.

Chairman Luntz noted that the Planning Board had already sent a letter to the Town Planning Board acknowledging that the town is lead agency. The Village Board will also be sending a letter to the Town of Cortlandt.

Further discussion about the proposed project raised the following concerns and considerations:

There are potential water quality issues since the access path to the proposed site is near the Brinton Brook watercourse and there is the possibility that a Wetlands permit may be required; there is a potential for temporary increased traffic that would be going up Arrowcrest Drive in order to access the road to get to the proposed work site; there are potential impacts from the disturbance of the soil and the need for stringent storm water management practices; and there are impacts from the proposed project on the trails as noted in a letter from the Chairman of the Trails Committee which was sent to the Town Planning Board, and distributed to the Planning Board and Village Board members. The committee members concurred that the letter made important points about the trail system and the impacts of the proposed project to these trails.

The Planning board agreed that the new driving range will need to be incorporated into the environmental management plan (a plan that Ms. Gallelli noted had taken many years to develop), and the Planning Board agreed that there should be a recommendation that the Town should work with Environmental and Turf Services to make changes and revisions to the EMP.

The Village Engineer stated that a site plan will need to be reviewed and more information from the town would need to be obtained before the Planning Board sends its comments to the Town Planning Board. The Planning Board agreed that a site visit to walk the course would be useful, and Mr. Krisky suggested that a joint site walk with the Town Planning board might be helpful. The Village Engineer noted that the town doesn't have a LWRP process, but since the Village of Croton does, the issuance of a negative declaration will be critical. The Village Engineer added

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that he will investigate whether or not there needs to be any coordination of the Waterfront Advisory Committee with the Town's SEQR process.

6. MINUTES

The minutes of February 11, 2014 were approved on a motion made by Mr. Krisky, seconded by Mr. Mastronardi, and carried all in favor 5-0.

7. ADJOURNMENT

There being no more business to come before the board, the meeting was adjourned at 9:43 p.m.

Respectfully submitted,
Ronnie L. Rose
Secretary to the Planning Board