

VILLAGE OF CROTON-ON-HUDSON
Minutes of the Planning Board
Tuesday, October 27, 2015

PRESENT:

Bruce Kauderer
Steve Krisky
Janet Mainiero
Rocco Mastronardi

ABSENT: Rob Luntz, Chairman

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

1. Call to order

Deputy Chairman Kauderer called the meeting to order at 8:07 p.m.

2. NEW BUSINESS

- a) Phelps Memorial Hospital—440 South Riverside Avenue (Sec. 79.17 Blk. 2 Lot 2)—
Application for Amended site Plan approval for exterior façade renovation over the
entry to Phelps Memorial Hospital.*

PRESENT: Beatrice Captan, Architect; Dennis Noskin, Architect

DISCUSSION:

Ms. Captan explained that the signage is for an existing shopping mall and that the tenant wanted to have more prominent signage in order to be more easily noticed by the patients from the parking area. A landlord letter of approval had been submitted with the Planning Board application. The proposed type of parapet wall on the façade has some bracing in the back and may show some bracing from the side view. The material used will be white stucco with a red color stripe that gives continuity with the existing elevation. Mr. Kauderer expressed reservations about being able to see the bracing.

Mr. Krisky questioned the proposal to increase the presence of the Phelps signage at the expense of other businesses nearby. He stated that his concern was one of aesthetics and the sign would dominate everything else and asked why the landlord was not concerned about the other businesses. He also questioned why the overhang was so large. Mr. Mastronardi agreed with Mr. Krisky's concerns.

Mr. Noskin responded that Phelps is a larger tenant and the signage would give a greater presence.

Mr. Noskin stated that they had tried to borrow the style from the façade in the adjacent shopping area and had tried to imitate the cornice so the sign was in context with adjacent storefronts.

Ms. Mainiero stated that she thought the other businesses would have to do the same kind of treatment.

Mr. Mastronardi responded that he didn't think the other businesses need the same treatment but that perhaps the proportion of the signage to the actual cornice could be reduced somewhat.

Mr. Krisky stated that he would be disturbed with a change in the signage and he believed that the proposed façade was too big and out of proportion with the rest of the signage in the shopping center. He believed that the application should go to the VEB but thought it was inefficient for the applicant to go to the VEB at this point without first revising the plans as per the Planning Board's recommendations.

Mr. Kauderer stated that he personally didn't share Mr. Krisky's opinion; he stated that it was however unfortunate that the Planning Board's chairman, an architect, was not here this evening to give his opinion although he would be at the next meeting. Mr. Kauderer stated he would like to see the façade wrap around so as not to see bracing, but other than that he didn't see a problem.

Ms. Mainiero stated that the entire façade of the shopping center did not look very unified. Mr. Kauderer stated that it was the landlord's decision. Mr. Mastronardi stated that if it were to get scaled down a little that it probably would address some of the Board's concerns. Mr. Kauderer stated that the applicants should discuss with the VEB and get its recommendations.

MOTION: Mr. Mastronardi made a motion for a public hearing and referred the application to the VEB, the motion seconded by Ms. Mainiero, and carried by a vote of 3-1 (Mr. Krisky voted against the referral to the VEB at this time).

b) CAL Realty—133 Grand Street (Sec. 67.20 Block 3 Lot 19)—Application for Amended Site Plan approval for the addition of a front entryway to a commercial real estate building.

PRESENT: Joe Lippolis, owner

Mr. Lippolis explained that the purpose of the entryway was to create a little buffer zone between the outside and the inside so that heat (in the winter) and cool air (in the summer) was not lost. The doorway is at an angle and on the side of the building in order to be ADA compliant

Mr. Kauderer stated that he didn't see any issues with this plan. Mr. Krisky confirmed that the window in the front would be the same, and Mr. Mastronardi stated he liked the way it looked.

MOTION: Ms. Mainiero made a motion to refer the application to the VEB and to schedule a public hearing, seconded by Mr. Mastronardi, and carried by a vote of 4-0.

c) MAF Realty—74 Grand Street (Sec. 78.08 Block 6 Lot 59)—Application for Minor Site Plan approval for new single-family dwell

- d) *MAF Realty—78 Grand Street (Sec. 78.08 Block 6 Lot 56)--Application for Minor Site Plan approval for new single-family dwelling.*
- e) *MAF Realty—78 Grand Street (Sec. 78.08 Block 6 Lot 48)--Application for Minor Site Plan approval for new single-family dwelling.*

PRESENT: Mark Franzoso, owner; Ed Gemmola, Architect; and Dan Ciarcia, P.E., Consulting Engineer

DISCUSSION: Mr. Kauderer noted that the applications were incomplete because the Engineering documents (e.g. storm water management plan, steep slopes calculations, and drainage) and the landscaping plans had not yet been submitted, however the Planning Board could take the opportunity to ask questions. Mr. Franzoso would have to come back to the next meeting with more information.

Mr. Kauderer stated that he had driven by the site the previous day and the proposed houses looked like they would fit in with the other houses on the block. He had however some concerns about building the same house in two of the three lots, particularly the proposed houses next to each other (#74 and #78) and that these two proposed homes should be a little different from one another.

Mr. Franzoso responded that it would not be a problem to make the houses have different attributes. Mr. Kauderer stated that the site plan should show fences in the back; Mr. Franzoso agreed that he would have to put in a fence for safety. He will also submit a landscaping plan. Mr. Franzoso explained that he was hoping to get a foundation in before the cold weather sets in.

Mr. Kauderer also stated that steep slope calculations were required, and Mr. Franzoso stated that he would have these for the next meeting. .

Mr. Dan Ciarcia briefly discussed some of the engineering components (stormwater, drainage, sewer connection) however Mr. Kauderer suggested that he save the presentation for the next meeting and prior to the meeting, provide this information to the Village Engineer.

3. APPROVAL OF MINUTES

Mr. Krisky made a motion to approve the minutes of September 21, 2015, , seconded by Ms. Mainiero, and carried in favor by a vote of 4-0.

4. DISCUSSION ITEMS

- The Planning Board reiterated their wish to have a meeting or teleconference with the Village Attorney on Tuesday, November 24, if possible regarding 3 Arrowcrest Drive (Fallacaro).
- The Planning Board asked about the status of Green and Grain. The Village Engineer stated that there was not much more to do but he didn't know when the store would open.
- The Village Engineer informed the Board about the new tenant (The Dessertist) moving into the former Black Cow space.

- Historic Hudson Valley new entrance plans: Mr. Krisky asked if the Village Board or Planning Board would be lead agency. Ms. Gallelli, Village Board Trustee, stated that this would be determined at a later date; HHV would have to come to the Planning Board for site plan approval.
- Shoprite: The Village Engineer updated the Board on the status of the Shoprite's proposed expansion. The expansion is being reduced from its original proposal to meet the requirements of the covenant.
- Public hearing for 1 Baltic Place is on November 2nd.
- 379 South Riverside Avenue: the demolition has been completed and a Phase 2 environmental report will be made.

6. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 8:55 p.m.

Respectfully submitted,

Ronnie L. Rose

Ronnie L. Rose
Secretary to the Planning Board