

**VILLAGE OF CROTON-ON-HUDSON**  
**Minutes of the Planning Board**  
**Tuesday, November 10, 2015**

**PRESENT:** Rob Luntz, Chairman  
Steve Krisky  
Janet Mainiero  
Rocco Mastronardi

**ABSENT:** Bruce Kauderer

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

**1. Call to order**

Chairman Luntz called the meeting to order at 8:10 p.m.

**2. PUBLIC HEARINGS**

*a) 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.*

**MOTION TO OPEN PUBLIC HEARING:**

Mr. Krisky made a motion to open the public hearing, seconded by Mr. Mastronardi, and carried, in favor, by a vote of 4-0.

**PRESENT:** Joe Lippolis, owner

**DISCUSSION:**

Chairman Luntz and the Planning Board reviewed the VEB's favorable comments on the signage over the entranceway door. The Planning Board members agreed with the VEB's recommendations. The Planning Board agreed that the sign requirements, as specified in §230-44 C (1), could be waived.

There were no comments from the public.

**MOTION TO CLOSE PUBLIC HEARING:** Ms. Mainiero made a motion to close the public hearing, seconded by Mr. Krisky, and carried, all in favor, by a vote of 4-0.

**RESOLUTION:** Mr. Krisky made a motion to approve the resolution granting Amended Site Plan approval, seconded by Mr. Mastronardi, and carried by a vote of 4-0.

*b) 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

**MOTION TO OPEN PUBLIC HEARING:**

Mr. Mastronardi made a motion to open the public hearing, seconded by Mr. Krisky, and voted all in favor by a vote of 4-0.

**DISCUSSION:**

Ms. Captain presented the revised plan for the façade based on previous recommendations from the Planning Board at its last meeting on October 27<sup>th</sup>. She noted that the façade's height has been lowered and the façade now wraps around the side so there is no view of the bracing. The lighting is the same as the existing lighting and the other tenants' lighting.

Mr. Krisky expressed concern that the façade still appeared monolithic and overpowering compared to the other tenants' signage, and that although the height had been reduced, the width was still the same.

Mr. Noskin, architect, stated that the landlord had an agreement with Phelps that they would get a larger sign. He believed that they had tried to accommodate the Planning Board's recommendations, but stated that he thought the difference in the two facades were miniscule.

Chairman Luntz stated that the VEB had requested to review the signage again given its concern about the size of the proposed façade in the context of the entire shopping center signage. Chairman Luntz, on behalf of the Planning Board members, suggested that the façade's mass, while still giving prominence to the tenant, could be done less prominently without ruining the proportions, and then both the Planning Board and the VEB would be more satisfied.

**DECISION:** The public hearing remained open until the next meeting. The applicants will attend the VEB meeting on Wednesday, November 18, 2015 for further review and discussion with the VEB. The applicant will return to the Planning Board at its November 24<sup>th</sup> meeting.

**3. APPROVAL OF MINUTES**

Mr. Krisky made a motion to approve the minutes of October 27, 2015, as amended, seconded by Ms. Mainiero, and carried in favor by a vote of 4-0.

**DISCUSSION ITEMS:**

- The Village Engineer sent out an RFP for a consulting engineer for the minor site plan applications on Piney Point. The deadline is November 19<sup>th</sup>, and the Planning Board will review the proposals at the November 24<sup>th</sup> Planning Board meeting and make its recommendation to the Village Board for hiring a specific engineering firm.
- The Planning Board asked whether the Planning Board Secretary had been able to contact the Village Attorney for a teleconference about 3 Arrowcrest Drive. The Planning Board Secretary stated that she had been unsuccessful but will continue to try to reach Mr. Staudt.
- Planning Board members asked about the store opening of Green and Grain. The store is still being renovated.

- The Planning Board asked the Village Engineer about the trailers in front of 25 South Riverside Avenue. The Village Engineer said that he would follow up with the owner.
- 1 Baltic Place will be voted on at the next Village Board meeting. Ms. Gallelli, Village Board Trustee, stated that although she agreed that the parcel should be in the Northern Gateway District, she was opposed to the designation of the C-1 District and believes that the zoning district should be C-2.

## **6. ADJOURNMENT**

There being no further business to come before the board, the meeting was duly adjourned at 9:02 p.m.

Respectfully submitted,

*Ronnie L. Rose*

Ronnie L. Rose  
Secretary to the Planning Board