

**VILLAGE OF CROTON-ON-HUDSON**  
**Minutes of the Planning Board**  
**Tuesday, November 24, 2015**

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

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

**Call to order**

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

**1. DISCUSSION**

- a) *32 Piney Point (Sec. 79.13 Blk. 4 Lot 44) and 34 Piney Point Avenue (Sec. 79 Blk 4 Lot 45)—Discussion of Requests for Proposals for Engineering Services that were received to assist the Planning Board and Zoning Board of Appeals in the review of two minor site plan applications to construct single family houses on two separate (adjacent) individual lots.*

**PRESENT:** Mr. Jeremy Kozin, Esq. representing Zarin and Steinmetz

**DISCUSSION:**

The Village Engineer explained that the Request for Proposals had been sent to three Engineering Firms, two of which responded (WSP and Chazen). The Village Engineer stated that he believed that both firms were comparable in their qualifications to serve the Planning Board and Zoning Board.

Mr. Mastronardi stated that he had worked with Chazen and had been very satisfied with their work. He also noted that this project required expertise in structural engineering, an important first hurdle to be addressed with these two lots, yet the WSP proposal had listed less hours for structural engineering work than for Zoning and Planning work.

After discussing the two firms' qualifications, the Planning Board deferred to Mr. Mastronardi's professional judgment, and recommended that the Village retain Chazen Companies unless there was a strong objection by the applicant. Mr. Jeremy Kozin, the Applicants' representative from Zarin and Steinmetz Law Firm, stated there were no objections to the Planning Board's decision. Since the applicant is paying for the firm's services, an escrow account will need to be established for payments. Chairman Luntz will submit a request to the Village Board for the creation of an escrow account for payment by the applicant for professional engineering services.

**MOTION:** Mr. Krisky made a motion to pass a resolution to hire Chazen Companies to assist the Planning Board and the Zoning Board in the review of two minor site plan applications and to work with the applicant or representative to establish an escrow account for payment of these services, seconded by Ms. Mainiero, and the vote carried, all in favor, 5-0. .

## **2. PUBLIC HEARING**

*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

### **DISCUSSION:**

Ms. Captan presented the revised plan for the façade based on the VEB's second review and recommendations. The revised plan was approved by the landlord of the tenant. Ms. Captan explained that the facade was retracted from the side so that the side elevation would not be so prominent. The front of the facade also was reduced in scale.

Chairman Luntz noted that the revised signage was less massive than initially presented and the Planning Board was satisfied that the applicant had responded to the concerns of the Planning Board and the VEB.

### **CLOSING OF PUBLIC HEARING:**

There were no comments from the public. Ms. Mainiero made a motion to close the public hearing, seconded by Mr. Mastronardi, and carried, all in favor, by a vote of 5-0.

### **MOTION:**

Mr. Kauderer made a motion to accept the resolution, with no conditions, seconded by Mr. Krisky, and carried, all in favor by a vote of 5-0.

## **3. NEW BUSINESS**

*a) Croton on Hudson Veterinary Clinic—401 South Riverside Avenue (Sec. 79.13 Blk. 2 Lot 31)—Application for Amended Site Plan for installation of solar photovoltaic panels in C-2 General Commercial Zoning district and Harmon/South Riverside Gateway Overlay Zone.*

**PRESENT:** Sunrise Solar Solutions, LLC representative

On behalf of Dr. Cynthia Eldridge, the representative from Sunrise Solar Solutions stated that the proposed solar photovoltaic system is 13.5 kW (44 panels) which is slightly more kilowatts than residential systems installations. The side view of the solar photovoltaic system is minimal especially with trees surrounding the building. The proposed panels will fit into the neighborhood since there are already solar panels at the Gulf Station across the street.

The Village Engineer stated that the Building Department issues residential solar photovoltaic systems and these do not require Planning Board approval, but because this structure is both a commercial building and in a commercial zone the Village Code requires Amended Site Plan approval. A public hearing will need to be scheduled.

Chairman Luntz and the Planning Board members were all in favor of the proposed solar application.

**MOTION:** Mr. Krisky made a motion to schedule a public hearing for the next meeting on December 8, 2015, seconded by Mr. Mastronardi, and carried, by a vote all in favor, 5-0.

Mr. Krisky, in thinking about solar installations in this district, noted that when Shoprite comes to the Planning Board for Amended Site Plan approval, that the Planning Board may want to recommend installation of solar panels for Shoprite.

*b) Three Dog Bite—125 Grand Street (Sec. 67.20 Blk 3 Lot 21)—Application for change of Use from Retail Services to Food Services Business.*

**PRESENT:** Eugene Parrotta, applicant

**DISCUSSION:**

Mr. Parrotta stated that he is planning to open a food services business that serves hot dogs, hamburgers and french fries in the location of the former Sunshine and Clover store (which is a little less than 160 sq. ft). He noted that this will be the first establishment in Cortlandt that is owned and operated by a totally disabled veteran.

The Village Engineer stated that there will be no inside seating so that the Planning Board can waive the parking requirements. The landlord has given his approval, in writing, for the Change of Use application. The applicant will meet with the VEB at its next meeting to discuss signage. Chairman Luntz and the Planning Board expressed support for the proposed business and wished Mr. Parrotta success.

**MOTION:** Mr. Krisky made a motion to grant a Change of Use from Retail Services to Food Services business, seconded by Mr. Mastronardi, and carried, all in favor, by a vote of 5-0.

**4. OLD BUSINESS**

- a) *MAF Realty -74 Grand Street --(Sec. 78.08 Blk. 6 Lot 59)—Application for Minor Site Plan Approval for a new single-family dwelling.*
- b) *MAF Realty—78 Grand Street --(Sec. 78.08 Blk. 6 Lot 56)—Application for Minor Site Plan Approval for a new single-family dwelling.*
- c) *MAF Realty—88 Grand Street --(Sec. 78.08 Blk. 6 Lot 48)—Application for Minor Site Plan Approval for a new single-family dwelling.*

**PRESENT:**

Dan Ciarcia, P. E., and Gary N. Arbusto, Gemmola & Associates

**DISCUSSION:**

The Planning Board reviewed the Village Engineer's comments contained in the memo, dated November 24, 2015, on the three minor site plan applications. The first comment addresses the proposed retaining walls' height (over 6.5' in height.)

One suggestion was to move the proposed retaining wall back from the property line so it meets the zoning setbacks for accessory structures, and also have the height reduced to 6.5'. Another option offered was to discuss with the neighbor the possibility of removing the old railroad ties and grading the area and constructing a shorter retaining wall. This option however would need cooperation, most likely in writing, from the neighbor.

Mr. Ciarcia stated that Mr. Franzoso was eager to begin to build 88 Grand Street first and did not want to go through the ZBA for a variance. Mr. Ciarcia stated that Mr. Franzoso would prefer to remove the old railroad ties that are on the next door neighbor's property, grade the properties and build a smaller retaining wall but that he didn't want to be delayed if the neighbors were not amenable to this idea. Mr. Ciarcia stated that most likely, for the first house, Mr. Franzoso would build the retaining wall in a spot that meets the zoning setbacks and meet the height requirement. Chairman Luntz noted that it might be advantageous to obtain the variance if Mr. Franzoso is trying to have a level yard area. After a discussion of the two options, the Planning Board agreed that the Minor Site Plan resolution drafted for the next meeting should include a Plan A and a Plan B option which would allow the applicant the flexibility to return to the Planning Board to discuss the retaining wall at a future date.

There was some discussion about fencing, screening and landscaping in the back of the property. The Village Engineer stated that there were steep slopes for 74 and 78 Grand Street (a ravine goes through the lots) and Mr. Ciarcia will be submitting an analysis for these steep slopes. The Planning board agreed that there was no need for a public hearing as these are approved subdivision lots. The Planning Board recommended installation of black vinyl fencing rather than silver chain link fencing.

There was further discussion about making the two houses next to each other different from one another with respect to color, elevations and landscaping. The Village Engineer recommended that the landscaping plan should note which trees are village trees and which trees are on private property so that an assessment could be made about which trees could be saved.

There were no further comments and Chairman Luntz stated that the resolutions would be drafted for the next meeting on December 8<sup>th</sup>.

## **5. APPROVAL OF MINUTES**

Mr. Krisky made a motion to approve the minutes of November 10, 2015, seconded by Ms. Mainiero, and carried in favor by a vote of 4-0. (Mr. Kauderer abstained)

### **DISCUSSION ITEMS:**

- The Planning Board asked if the Planning Board Secretary had been able to contact the Village Attorney regarding 3 Arrowcrest Drive (Fallacaro). The Secretary responded that she had not gotten a response from her second e-mail (which had also been copied to Chairman Luntz, and the Village Engineer). The Planning Board suggested that an RFP should go out to the same firms for 3 Arrowcrest Drive that were evaluated for Piney Point. Ms. Mainiero asked if a site visit could be arranged

to see Piney Point, and because the other Planning Board members have seen the site already, Ms. Mainiero will follow up with the Village Engineer to arrange a time.

- Mr. Krisky again inquired about the trailers at 25 South Riverside Avenue and the Village Engineer responded that he will attempt to contact the owner.

## **6. ADJOURNMENT**

There being no further business to come before the board, the meeting was duly adjourned at 9:25 p.m.

Respectfully submitted,

*Ronnie L. Rose*

Ronnie L. Rose  
Secretary to the Planning Board