

VILLAGE OF CROTON-ON-HUDSON
Minutes of the Planning Board Meeting
Tuesday, June 23, 2015

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

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 8:05 p.m.

2. NEW BUSINESS

a) Croton Free Library—171 Cleveland drive (Sec. 79.05 Blk. 1 Lot 23)—Application for Amended site Plan Approval for new shed.

PRESENT: Yvonne Cech, Director of Croton Free Library

DISCUSSION:

Ms. Cech explained that the proposed shed would be approximately 5 x 8 ft in size, fifty feet from the front and 43 feet from the side yard, and would be used for gardening equipment (shovels, wheelbarrows, salt bags for snow on sidewalks). The proposed shed would be a Home Depot style prebuilt shed. The library's proposed location was seen as the most accessible and aesthetically pleasing and located on flat spot since there were slopes behind the proposed location. When asked about other locations on the property, Ms. Cech pointed out that this location gave the library staff access to the doors of the shed but far enough from the library.

Chairman Luntz asked about access between the handicapped spots and expressed some concern about the shed's aesthetic appeal. Ms. Cech stated that the location does not affect the handicap access since the handicap spots were next to the striped area (access to the shed) shown on the photograph. The library had chosen this type of shed because it had seemed more solid in construction, was reasonably priced for the library's budget, and was thought to hold up better.

Mr. Kauderer's primary concern was the neighbor's view of the shed. The Village Engineer commented that this structure was much more than five feet from the property line and five feet from the property line was all an accessory structure needed to be. Ms. Cech stated that the library would be happy to place a line of bushes or evergreens behind the shed to screen the shed from the neighbors.

Chairman Luntz suggested that it might be helpful for the board and the public at the public hearing to bring an enlarged photograph of the proposed shed.

MOTION: Mr. Kauderer made a motion to hold a public hearing for this amended site plan on July 14, 2015, seconded by Mr. Mastronardi, and carried all in favor by a vote of 5-0.

b) Kussa corporation—370 South Riverside Avenue (Sec. 79.13 Blk. 1 Lot 70)—Application for Amended Site Plan Approval for Mixed-use Occupancy Building (pending VB approval for special permit on 6/22/15)

PRESENT: Heike Schneider, Architect; Abby Razghandi, owner

DISCUSSION:

Chairman Luntz noted that the Village Board had approved this application for a special permit on the meeting of June 22, 2015, and the application was now before the Planning Board for amended site plan review.

Ms. Schneider stated that she had made some changes to the parking signage and had not yet noted these changes on the submitted plan.

With regards to the parking, Ms. Heike explained that the handicap spot was placed in the middle of the parking area so it would be accessible to a handicapped person renting the apartment as well as accessible to customers requiring handicap parking to get into the deli. The parking spaces for the tenants would be designated as “tenant parking only.”

There was some discussion on the lighting in the parking lot, the fencing along the back easement, and the logistics of the staging area when the construction begins. Ms. Schneider stated that the easement to the firehouse had to be clear at all times. She has considered the logistics of the staging of construction-- scaffolding would be installed to protect the entrance until the envelope of the building is completely built, and then they would close the deli when the next stage of construction begins. It was suggested that perhaps the handicap accessible apartment could be one of the last things to be completed so it could be used as a staging site.

Mr. Krisky asked about the blank wall on the Benedict Blvd. side of the building. Chairman Luntz suggested that one possibility is to use a plant screening system (e.g. Feeney system) that allows vines or plants to grow upwards on an exterior wall.

Ms. Schneider discussed the color scheme of the building and windows and showed a sample display of the proposed colors and materials. At the next meeting, she will bring a sample of the proposed color of the roof.

The Village Engineer stated that the following points need to be included in the site plan: dumpster location (the VE requested that a quick sketch be sent to him so he can consult with DPW), HVAC locations, sidewalk and pavement details, tenant signage and all signage and striping, fire sprinkler system, storm drainage system, erosion control, construction fencing, and exterior lighting details.

MOTION: Mr. Krisky made a motion to call for a public hearing on July 14, 2015, seconded by Ms. Mainiero, and carried all in favor by a vote of 5-0.

c) 26 Mount Green Road (Sec. 67.20 Blk 1 Lot 3)—Application for Minor Site Plan approval for single family dwelling.

PRESENT: Ron Wegner, P.E., Cronin Engineering; Joseph Tanney, Architect, Resolution: 4 Architecture, Lindsay Kunz, Architect, Resolution: 4 Architecture; Ryna Lustig (Landscape Consulting LLC)

Chairman Luntz recused himself because it is his architectural firm that has been hired for this project; Mr. Kauderer will be Acting Chairman for this application.

Chairman Luntz, Mr. Kauderer, Mr. Krisky, Ms. Mainiero and the Village Engineer had visited the site that afternoon.

DISCUSSION:

Mr. Wegner explained that the original house would be demolished and replaced with a new single-family house. Mr. Wegner stated that the demolition will include the removal of the existing residence, garage, pool and deck, a timber retaining wall in one corner of an existing tennis court and a portion of the existing asphalt driveway. The new residence will have an integral pool and hot tub, a less extensive asphalt driveway with a heated concrete driveway portion adjacent to the residence and some low landscape walls in the yard. The tennis court wall will be rebuilt with concrete. The municipal water and sewer connections will be re-used and maintain the existing driveway access it already has. The overall impervious coverage of the site will be reduced by approximately 2500 square feet; a steep slopes permit will not be required.

When asked about a landscape plan and a plan showing the removal of trees, Ms. Lustig, explained that there were not too many trees that were going to be removed, and the owners hoped to replant more trees. A buffer of evergreens would be planted near the driveway. The homeowners were also not interested in having a lot of lawn; they were more interested in trying to have a well-balanced ecosystem, with the idea of encouraging flora and fauna. Plantings might include ornamental grasses, ground cover; perennials; and deer-proof plantings.

Ms. Lustig explained that some of the decision for plantings would have to be decided on site. Mr. Kauderer agreed that it made sense to him to let on-site conditions determine where the plantings are going to be as long as part of the plan is to provide a buffer from the neighbors.

Mr. Kauderer asked if a landscape plan was going to be provided, and Ms. Lustig noted that the illustrative plan she was presenting could be made into a more formal landscape plan, in which all trees would be labeled. The Village Engineer suggested that if the Board was comfortable with the plan, the Board could accept the illustrative plan. Mr. Krisky stated that as long as the plan that is submitted to the Village Engineer is consistent with what was discussed, he thought it was acceptable. The Board members agreed.

Mr. Kauderer added that the only other condition he would like to have included was the blasting conditions, even if there was no blasting necessary. Mr. Wegner stated that he did not think there would be a need to blast, but it was agreed that including the section on blasting would cover any possibility.

Mr. Tanney presented the architectural plans of the house. He noted that the basement will be unfinished at this point, that there will be a carport (no garage) and the driveway would be heated (there was some discussion about extending the heat in the carport). Mr. Tanney said he would send a link of the house to Vimeo so that the Board members could see more details of the house.

The following conditions are to be included in the resolution:

1. Change Condition 3 to say “a landscaping plan consistent with the illustrative plan as discussed with the Planning Board be submitted to the Village Engineer for approval.”
2. Include the blasting conditions in the resolution.

MOTION: Mr. Krisky made a motion to approve the Minor Site Plan with the amended conditions as discussed, seconded by Ms. Mainiero, and carried by a vote of 4-0 (Chairman Luntz recused himself).

5. APPROVAL OF MINUTES

Mr. Mastronardi made a motion to approve the minutes of June 9, 2015, seconded by Ms. Mainiero, and carried, all in favor, by a vote of 5 to 0.

6. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 9:45 p.m.

Respectfully submitted,

Ronnie L. Rose

Ronnie L. Rose
Secretary to the Planning Board