

VILLAGE OF CROTON-ON-HUDSON
Minutes of the Planning Board Meeting
Tuesday, July 28, 2015

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

Also Present: Daniel O'Connor, P.E., Village Engineer

1. Call to order

Chairman Luntz called the meeting to order at 8:05 p.m.

2. NEW BUSINESS

a) Croton Community Nursery School (John Nikic Construction, contract vendee)—27 Lower North Highland Place (67.20 blk. 2 Lot 9)—Application for Minor Site Plan approval, Excavation and Fill, Steep Slopes, Tree Removal, and Wetland Permits for the construction of a new single-family dwelling.

PRESENT: Ron Wegner, P.E., Cronin Engineering

DISCUSSION:

Mr. Wegner explained that the project is the construction of a single-family residence on an existing 46,450 square foot vacant parcel. The plan will require a wetland permit and steep slopes permit since the construction is deeper into the site than was originally proposed in the Croton Community School Subdivision plan. The proposed house has been moved further onto the property for aesthetics reasons as well as to provide a more level backyard with a view to the wooded area. The grading and the retaining walls are in the wetland buffer area (stream channel). The Village Engineer explained that this wetland area is not the major stream channel (which is hundreds of feet away) but rather a minor drainage channel.

Mr. Wegner explained the landscaping plan. The retaining walls are terraced on the uphill side. The trail easement had already been completed with the subdivision approval including deeding the extra 10 ft wide strip of land to the neighbor. When asked about blasting, Mr. Wegner suggested that Mr. Nikic preferred to hammer rock given the expense of blasting. The Village Engineer recommended including a rock hammering plan which can set forth the hours and minimize the time spent hammering in a day.

In reviewing the landscaping and tree removal plan, the Planning Board recommended that Mr. Nikic wait on the removal of some of the border trees near the higher elevation. The Planning Board expressed some concern that the roots of the some of the trees were sitting in the rock and therefore might not need to be removed. The Planning Board recommended having a two-phased approach to the tree removal plan in which phase two would include an environmental consultant or arborist assessment about whether the trees on the rocks could be saved or not.

RECOMMENDATIONS:

1. Include a Phase 2 tree removal plan with respect to the uphill trees that are sitting on rock so that it can be determined by an arborist or environmental consultant whether these trees necessarily need to be removed, and
2. Provide a side by side rendering or some visual representation (in color) of both houses (27 and 29 Lower North Highland Place) in order to make a comparison of the two houses (both being constructed by Mr Nikic).

MOTION: Mr. Krisky made a motion to refer the wetland permit application to the Water Control Commission for their comments back to the Planning Board, and to schedule a Public Hearing on the wetland permit and steep slopes permit for the next Planning Board meeting, seconded by Mr. Mastronardi, and carried by a vote of 5-0, all in favor.

3. OLD BUSINESS

- a) *Pat and Tara Zanfardino—103 Brook Street (Sec. 78.8 Blk. 5 Lot 3.1)—Request for one-year extension for Minor Site Plan approval for the construction of a new single family dwelling.*

PRESENT: Pat and Tara Zanfardino, owners

DISCUSSION: Mr. Zanfardino stated that last year they had requested a one-year extension for the minor site plan approval and wetland permit granted by the Planning Board for a single-family house on a vacant lot, and that the extension expired on August 9, 2015. Mr. Zanfardino explained that he had been close to contracting with a modular company but the company bailed out and now he had to reconsider other contractors. Although close to a decision, he is requesting an extension just in case the timing got too near the minor site plan approval expiration date. Nothing has changed with the minor site plan application.

MOTION: Ms. Mainiero made a motion to approve a one-year extension of the minor site plan approval and wetland permit, seconded by Mr. Kauderer, and the vote carried, all in favor, 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*

PRESENT: Heike Schneider, Architect; Abby Razghandi, owner

DISCUSSION:

The Village Engineer had met with Hal Lockwood, of the Fire Department, and discussed the easement area. Mr. Lockwood did not foresee any problems with indicating that on garbage and recycling days (2 days), there would be a “no parking “ sign in front of the dumpsters. Obviously, in an emergency, the fire department will be allowed to park anywhere.

Ms. Schneider distributed information about the alternative to the lighting sconces that the Planning Board had wanted changed, and Ms. Schneider noted the lights are similar but

slimmer. The Planning Board agreed that the look was much better than what was originally presented.

The Planning Board reviewed the draft resolution and added the following changes/addition to the resolution:

1. That, the signage for tenant parking include the word “only” after the Apartment number,
2. That, a separate colored concrete curbing be provided (instead of Belgian block) between the walkway and landscaping area along the building.

MOTION: Mr. Kauderer made a motion to accept the Amended Site Plan resolution, as amended, seconded by Ms. Mainiero, and carried all in favor by a vote of 5-0.

- c) JFWF Cortlandt, LLC – 57 Old Post Road North (Sec. 67.20 Blk. 2 Lot 27) – Request for one year extension of Minor Site Plan approval for construction of a new single-family dwelling.*

PRESENT: There were no representatives present; a letter was sent on July 15, 2015 by Joan and William Francy of JFWF Cortandt Inc, owner of the property.

DISCUSSION:

The Village Engineer explained that this request for an extension of the minor site plan approval had previously been submitted earlier in the year, but at that time, the Planning Board had believed it had been a premature request. Given that the property has not yet sold, and a building permit required, the Planning Board did not see any problem with granting an extension with an expiration of minor site plan approval on January 22, 2017.

MOTION: Mr. Mastronardi made a motion to grant an extension of the minor site plan approval, seconded by Mr. Krisky, and carried, all in favor, by a vote of 5-0.

4. REFERRALS

- a) 1 Baltic Place (Sec. 67.10 Blk. 2 Lot 2)—Referral from Village Board regarding Local Law Introductory 9 of 2015—amending the zoning code and official map of the Village by rezoning 1 Baltic Place from a RA-25 Residential District to a Commercial C-1 District and adding parcel to the North End Gateway district.*

DISCUSSION:

Mr. Kauderer stated that the Village Board had discussed the Planning Board’s recommendation for rezoning to a Commercial C-1 district in the North End Gateway District, and the majority of the Village Board voted for the recommendation. The Planning Board agreed that since the draft law was consistent with the Planning Board’s recommendation, there were no objections or concerns.

MOTION: Mr. Kauderer made a motion in favor of the draft law, seconded by Mr. Krisky, and carried all in favor by a vote of 5-0.

5. MISCELLANEOUS ITEMS

The Planning Board inquired about the small shed that is on the library's property. The Village Engineer will follow-up with the Library Director.

Mr. Krisky inquired about the CVS parking lot and whether extra parking spots were being added and inquired about the Mobil on Hudson site on which there appears to have been no progress made on repaving or the sidewalks. The Village Engineer will inquire about the paving.

The Planning Board asked about the status of the underwater moorings to be donated to the Village by Mr. Brian Plotkin, 50 Half Moon Bay. A letter had been sent both to Mr. Plotkin and his attorney. The Village Engineer stated he would contact Mr. Davis and reach out to Mr. Plotkin to inquire.

Ms. Mainiero inquired if the Planning Board had any role in the development of the Gouveia property. The Village Engineer stated that the house was not yet open to the public but when ready, there would be a house tour for the Village Board, and maybe a time could be arranged for the Planning Board, with a Village Trustee, to make a site visit. The Planning Board was interested in seeing the report from the Ad Hoc Committee on uses of Gouveia Park. The Planning Board Secretary will e-mail the Board members the report and the house plans.

5. APPROVAL OF MINUTES

Mr. Krisky made a motion to approve the minutes of July 14, 2015, seconded by Ms. Mainiero, and carried, all in favor, by a vote of 5-0.

6. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 9:55 p.m.

Respectfully submitted,

Ronnie L. Rose

Ronnie L. Rose
Secretary to the Planning Board