

**VILLAGE OF CROTON-ON-HUDSON**  
**Minutes of the Planning Board Meeting**  
**Tuesday, August 11, 2015**

**PRESENT:**

Steve Krisky  
Bruce Kauderer  
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**

Acting Chairman Kauderer called the meeting to order at 8:06 p.m.

**2. NEW BUSINESS**

*a) Maroon Realty Inc – 25 South Riverside Avenue (Sec. 78.08 blk. 5 Lot 43) –  
Application for Change of Use from Retail Services to temporary use as a Martial Arts  
Studio.*

**PRESENT:** Ed Gemmola, Architect; J. Y. Moon (owner, Taekwondo)

**DISCUSSION:**

Mr. Gemmola explained that the martial arts studio would temporarily be in the whole space from September 1, 2015 until January 31, 2015 (approximately 5 months).

The Planning Board agreed to the Change of Use subject to a few items of clean up and signage that the Planning Board would like the landlord to complete:

1. That, the sign application for the replacement panel in the existing sign light box on the front of the building be submitted to the Advisory Board on the Visual Environment for their review and recommendation to the Planning Board, and that the applicant return to the Planning Board for final approval;
2. That, by September 1<sup>st</sup>, 2015, the exterior lights on the retaining wall along the parking area and on the building be checked and repaired as needed, and vegetation be cleared from around the lights;
3. That, by October 1<sup>st</sup>, 2015, the parking lot be re-stripped to delineate the parking spaces and a handicap accessible parking space (with "Handicap Parking" sign) and access aisle (with "No Parking Anytime" sign) be installed; both parking space and access aisle to be 8' wide;
4. That, by September 1<sup>st</sup>, 2015, a six foot high solid fenced enclosure be installed around the recycling and garbage dumpsters to provide screening from the street;
5. That, by September 1<sup>st</sup>, 2015, the "Croton Hardware" sign on the south side of the building be removed and be replaced by a blank sign panel.

Mr. Krisky reminded Mr. Gemmola that there had been discussion about sprucing up the front the building and landscaping in front of the building when the applicant had initially

been to the Planning Board for an Amended Site plan. Mr. Kauderer stated that additional screening could probably wait until there is a more permanent tenant. The Planning Board members asked about the trailers/storage units that are located on the parking lot. Mr. Gemmola stated that he did not know whose they were or what was in them. The Planning board recommended that the landlord follow up on removing the trailers/storage units and address the front landscaping, but agreed that these issues would not be part of the conditions in the resolution.

**MOTION:** Mr. Krisky made a motion to grant a Change of Use, with the additional conditions, seconded by Ms. Mainiero, and carried in favor by a vote of 4- 0.

### **3. OLD 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; John Nikic, property owner

**PUBLIC HEARING:** Ms. Mainiero made a motion to open the public hearing, seconded by Mr. Krisky, and carried in favor by a vote of 3-0 (Mr. Mastronardi arrived late).

**DISCUSSION:** Mr. Kauderer stated that the Planning Board would keep the public hearing open since it is waiting for the recommendations of the Water Control Commission that meets the following day on Wednesday, August 12, 2015.

Mr. Wegner stated that the phasing plan for the tree removal would include leaving the trees in the retaining wall area. If there is suitable rock face then the trees will not need to be removed. If there needs to be more grading, the trees could be removed at a later date.

Mr. Nikic showed the color samples of the two houses (*Heather Moss* and *Victorian Gray*). He will show the renderings at the next meeting. He noted that the two houses will have different landscaping, and if the Planning Board would prefer, he could change the look of the proposed house by creating a hip roof instead of a gable roof.

Mr. Wegner stated he would submit a written phasing plan for tree clearing at the next meeting. Mr. Kauderer stated that the plan should also give possible alternatives to the retaining walls and have the site plan show the retaining walls. The Village Engineer stated that there should be phasing notes on the site plan. Mr. Nikic added that he would include a hammering schedule.

### **DECISION:**

The public hearing will remain open until the Planning Board receives the Water Control Commission's recommendations. The applicant will provide a rendering of the two houses he has built (27 and 29 Lower North Highland Place) and submit a phasing plan for the tree removal.

## 5. APPROVAL OF MINUTES

Mr. Krisky made a motion to approve the minutes of July 28, 2015, seconded by Mr. Mastronardi and carried, in favor, by a vote of 4-0.

## 6. MISCELLANEOUS ITEMS

- a. There was some discussion about the placement of the small garbage receptacle at the library. The Village Engineer will follow up.
- b. Ms. Mainiero commented that there had been some deliveries at the new Green & Grain so hopefully this means the store will open shortly.
- c. The Planning Board asked a few questions about the Gouveia Property. In response to a question about the septic system, the Village Engineer affirmed that there was a septic system on the property, but that there was a sewer line in the street and depending on what happens in the future, a decision could be made whether or not the septic system is adequate. Ms. Mainiero asked about the possibility of the Planning Board visiting the site. The Planning Board agreed that a Saturday morning would be a possibility and staff will look into arranging this.
- d. The Village Engineer said he had spoken to Mr. Wegner regarding Mobil on Hudson and that Mr. Wegner had spoken to the state regarding the NYSDOT approval. The NYSDOT regional officer apologized for the delay. With respect to the tree removal and landscaping, the owner of Mobil on Hudson had provided a bond, and so if the owner has cut trees that shouldn't have been removed, the Village Engineer can have him plant new trees.
- e. Mr. Krisky requested that the Planning Board meeting scheduled for September 22<sup>nd</sup>, the eve of Yom Kippur be changed to an alternative night. Mr. Kauderer agreed that the Board could discuss this closer to the date.

## 6. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 9:00 p.m.

Respectfully submitted,

*Ronnie L. Rose*

Ronnie L. Rose  
Secretary to the Planning Board