

**VILLAGE OF CROTON-ON-HUDSON**  
**Minutes of the Planning Board**  
**Tuesday, August 25, 2015**

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

Absent: 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 8:06 p.m.

**2. PUBLIC HEARING**

*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 distributed photographic renderings of 27 Lower North Highland Place and 29 Lower North Highland Place. He noted that the Water Control Commission had recommended the issuance of a wetlands permit and agreed with the Planning Board about the phasing of the tree removal.

Mr. Kauderer asked why Mr. Nikic preferred hammering as opposed to blasting since blasting seemed quicker. Mr. Wegner responded that Mr. Nikic prefers hammering and believes that there is a greater liability with blasting. Mr. Wegner said they would abide by the rules in the code (no weekends, not before 8 a.m., no holidays, etc.).

Mr. Wegner noted that he had added rock removal notes on the site plan and included the phasing notes on the plan as had been discussed at the last meeting. If initial excavation shows that there is suitable rock, there may not be a need for tiered walls at the north side of the site. An arborist will be retained to check the trees near the rock and will determine if they have to be removed or not.

Mr. Krisky asked if there was any specific requirement to notify the neighbors ahead of time that the construction was going to occur, most notably when the hammering begins. There is one neighbor who will hear the hammering. The Village Engineer stated that there were no specific requirements to notify the neighbor. Mr. Krisky inquired if this particular neighbor could be notified ahead of time before the loud construction work began. Chairman Luntz stated that he knew that this neighbor, an elderly woman, was aware that a

house would eventually be built, and he did not think the Planning Board would be setting a precedent if the contractor were to give advanced notice about the construction work to the neighbor.

**PUBLIC HEARING CLOSED:** Chairman Luntz asked if there were any comments from the public. Hearing none, Mr. Krisky made a motion to close the public hearing, seconded by Mr. Kauderer, and carried by a vote of 4-0.

Chairman Luntz and the Board committee members agreed that they would like to see a landscaping plan, and recommended that after the phasing area is established the applicant return to the Planning Board prior to the issuance of a certificate of occupancy.

As a courtesy (not a condition), the neighbor is to be notified ahead of time prior to the start of hammering.

**CONDITIONS (in draft resolution):**

1. In Condition #9(h) regarding the submission of the landscaping plan, remove: "The Planning Board will refer the landscaping plan, prior to its approval, to the Water Control Commission for comments."
2. Add to Condition #4: "That, the architectural plans submitted for the building permit application include a hip roof design for the house *as per the attached rendering submitted on August 25, 2015.*"

**MOTION:** Mr. Krisky made a motion to issue Minor Site Plan approval with the changes specified, seconded by Ms. Mainiero, and carried, all in favor, by a vote of 4-0.

**3. DISCUSSION ITEMS**

- a) 379 South Riverside Avenue (79.13-002-026) —Discussion with architect on various aspects of the proposed mixed-use building*

**PRESENT:** Mr. Ed Gemmola, Architect; and Mr. Dan Ciarcia, P.E.

Mr. Gemmola updated the Planning Board on the status of the proposed mixed-use building and requested any further comments on the plans that the Planning Board might like to offer. The Village Engineer noted that the WAC had recommended that a Phase 2 environmental report be conducted, and the Village Board had stated that they would like to see the Phase 2 report before making a negative declaration.

Mr. Gemmola said that the original gas tanks had been removed but the oil tank for the building was still there. Conklin Services had completed Phase 1 and will be completing Phase 2 as well. A demolition permit has been submitted to demolish the existing building at which time soil samples will be collected for the Phase 2 report. A variance for the canopy had been obtained from the Zoning Board of Appeals. The owner has thought about matching the brick to the building next door at 383 South Riverside Avenue.

Mr. Kauderer asked where signage would be installed for the retail spaces. The Planning Board agreed that signage is important for visibility and attracting customers. to retail spaces. Mr. Gemmola responded that he has considered placing signs under the canopy to give the building a more quaint and residential quality. The Planning Board discussed signage placement in various areas on the building that would allow retail stores better visibility and more marketability, while at the same time, retaining an aesthetic appeal. Chairman Luntz suggested that maybe it was possible to have a little of both with signage on the white fascia board if the fascia board were 18-24" high. There was also a discussion about the glass windows and whether there would be better visibility without the mullions and muttuns.

Chairman Luntz suggested inserting real signage in the rendering. He also commented that he didn't think it was necessary to maintain a residential look of the building since commercial uses along with residential were being encouraged in the Harmon area.

There were some questions about who might rent the first floor commercial space and if it would be divided up into smaller spaces. Mr. Gemmola noted that the concrete walk hopefully would be inviting for pedestrians to walk through. The traffic flow in and out of the parking lot was discussed in addition to discussing options for better site distance around the traffic islands. Other issues discussed included appropriate places for mail delivery, the post office addresses for the commercial and tenant spaces, whether there were an adequate number of dumpsters, a screening fence for parking, the height of the retaining wall, 383 S. Riverside's parapet railing, and basement storage for tenants and commercial.

Mr. Gemmola thanked the board for its comments. Chairman Luntz stated that the Planning Board is very enthusiastic about the project and hopes this will enhance the neighboring properties. Since the above was for discussion purposes only, no action was necessary.

#### **4. REFERRALS**

*a) Village Board referral to Planning Board to review draft Local Waterfront Revitalization Program (LWRP) which is being updated to reflect current conditions in the Village.*

The Planning Board members agreed that the referral was premature and deferred its review until there was a final draft of the revised LWRP.

#### **5. APPROVAL OF MINUTES**

Mr. Kauderer made a motion to approve the minutes of August 11, 2015, seconded by Mr. Krisky and carried in favor by a vote of 3-0. (Chairman Luntz abstained because he had been absent).

#### **6. MISCELLANEOUS ITEMS**

The Planning Board agreed that if a board member wanted to see Gouveia Park, s/he could visit during the open house taking place in mid-September.

Mr. Krisky asked that the Planning Board meeting scheduled for the eve of Yom Kippur, September 22<sup>nd</sup>, be changed to a different date. The Planning Board agreed that the

meeting should be rescheduled, and the next Planning Board meeting will be on Monday, September 21<sup>st</sup>. The Planning Board Secretary will arrange for the meeting to be held in the Village Manager's Conference Room if available since the Village Board has a regularly scheduled meeting on September 21<sup>st</sup> in the public meeting room.

The Village Engineer noted that Mr. Fallacaro might be interested in having Mr. Ralph Mastromonaco, P.E., as the engineer on record for the retaining wall at 3 Arrowcrest Drive. The Village Engineer will try to contact Mr. Hilpert, attorney for Mr. Fallacaro.

**6. ADJOURNMENT**

There being no further business to come before the board, the meeting was duly adjourned at 9:30 p.m.

Respectfully submitted,

*Ronnie L. Rose*

Ronnie L. Rose  
Secretary to the Planning Board