

**Village of Croton on Hudson  
Minutes of the Planning Board  
January 13, 2015**

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

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

1. Call to order 8:02 p.m.

**2. NEW BUSINESS**

*a) Lunden, Susan—118 Truesdale Drive (Sec. 79.100 Blk 1 – Lot 3)--Application for Minor Site Plan Approval, Tree Removal, Wetlands Permit, and Excavation and Fill permits for construction of new single-family dwelling.*

Mr. Ralph Mastromonaco, consulting engineer for the applicant, Ms. Susan Lunden, presented the application for 118 Truesdale Drive. He explained that the existing house will be taken down, and the new house, in the RA-25 zoning district, will meet all zoning setbacks. The new house will be moved closer to Truesdale Drive on ground that is flatter. Mr. Mastromonaco stated that in his interpretation the project is on a 35% slope but is within the allowable disturbance. Chairman Luntz noted that the Village Engineer would do the analysis and confirm that the project is within the allowable disturbance.

Mr. Mastromonaco noted that the house is being moved over so that one of the nonconformities would no longer exist.

Mr. Krisky asked if the applicant had submitted or was planning to submit a landscape plan. Mr. Krisky stated that the Planning Board wants the site to be as aesthetically pleasing as it can be for the homeowner and the streetscape. The Village Engineer stated that replacement trees were required for those trees being removed, provided there is room for trees.

Chairman Luntz stated that the house looked like it will be a nice addition to the village and it was clear that an effort is being made to make it so. He agreed with Mr. Krisky about the trees, and noted that there would also need to be a specific plan to implement the project since it was right next to the river. Since everything next to the river is an environmental issue, the Board would want to know how the applicant might mitigate the disturbance resulting from the construction. Ms. Mainiero noted that this is especially true since there is a demolition. Mr. Mastronmonaco stated that he did not think the demolition was a big project and that there was a level area near the house where the debris could go.

Chairman Luntz and the Planning Board requested that the applicant return with sample materials, colors, more plan details, and a tree plan at the next meeting.

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Mr. Krisky made a motion to refer the application to the Water Control Commission for its recommendation, and a public hearing for the Wetland Permit to be held at the next Planning Board meeting. Mr. Kauderer seconded the motion, and the vote carried, 5-0, all in favor.

**3. OLD BUSINESS**

- a) *Nikic, John—29 Lower North Highland Place (Sec. 67.20 Blk. 2 Lot 6)—  
Application for Minor Site Plan Approval, Tree Removal, Excavation and Fill  
permits for construction of new single-family dwelling.*

Mr. Ron Wegner, consulting engineer, and Mr. John Nikic, applicant (contract vendee) were present. Mr. Wegner presented the revised house plans as had been requested at the last meeting. He distributed different renderings of what the house would look like. The Planning Board members expressed satisfaction with the revised architectural changes in the house plans.

Mr. Wegner distributed some photographs of the trees on the property that he had been requested to evaluate. Mr. Wegner explained that the large black oak tree (#2071) would be difficult to save since it did not appear too healthy to start with. This tree had been labeled in “fair condition” on the arborist landscape plan.

Mr. Wegner stated that he was able to save the other tree, a bitternut hickory, and the black oak tree (#2055). He will augment the area with a few more trees. Mr. Kauderer stated he was satisfied with what had been done. Ms. Mainiero agreed and emphasized that the Planning Board is concerned about saving trees.

The Planning Board reviewed the draft resolution, noting that condition #2 required a signed and sealed set of site plans, and that, if necessary, a condition on blasting has been included. Mr. Nikic commented that he doesn't use blasting.

Mr. Kauderer made a motion to approve the draft resolution, as amended, for the Minor Site Plan, seconded by Mr. Mastronardi, and carried, all in favor, by a vote of 5-0.

- b) *Mussa, Rey—Quick Stop Convenience Store—205 South Riverside Avenue (Sec. 78.12 Blk. 3 Lot 6)—Final approval for sign application.*

Chairman Luntz noted that the most recent submission was an improvement from what was previously presented. Mr. Krisky stated that there was no contrast on the sign and the lettering should be a lighter color. He also believed that the punctuation mark of the colon should be removed. Mr. Kauderer stated that he did not think the lettering was large enough for customers who were driving by to read.

The Planning Board members agreed that, having seen two very different sign proposals, it would be desirable to have a conversation with the business owner and the sign company in order to hear from them which sign is preferable. The Planning Board, as the approving authority, requested that the owner and sign company consultant return to the Planning Board to discuss the contrast of colors in the sign, the letter size and the punctuation choice to ensure that the signage promotes the business in the best possible way.

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Mr. Krisky made a motion to recommend that the business owner and the sign company return to the Planning Board to discuss the sign possibilities within the confines of the existing size and placement of the sign, to include better color contrast for readability, and punctuation choice. Ms. Mainiero seconded the motion, and the vote carried, all in favor, 5-0.

**4. REFERRALS**

*a) Referral from the Village Board regarding a zoning amendment for property located at 1 Baltic Place (Sec. 67.10 Blk. 2 Lot 3).*

Mr. Ralph Mastromonaco, P.E., returned to the Planning Board to discuss the next steps regarding the zoning change amendment. He stated that the board had requested a legal opinion about changing the note on the plat so that the parcel in question could be used for something other than parking.

Chairman Luntz stated that the submitted legal opinion supports the Planning Board having the authority to modify the note on the subdivision plat, and suggested that the Village Attorney review the document. The board discussed the timing of the Village Attorney's review, and concluded that the legal opinion be forwarded to the Village Attorney at the same time as the applicant creates a zoning matrix, focusing on the uses for each zone.

Mr. Mastronmonaco stated that the owner wanted to have a retail establishment in the proposed area, and it seemed pointless to analyze O-1 and O-2 districts that precluded retail. Since C-1 zoning allowed for office space as well as retail, the Planning Board agreed to have the zoning matrix focus on C-1, C-2, C-1 with gateway overlay, and C-2 with gateway overlay, and Town (Highway Commercial) uses and FAR requirements. The Village Engineer noted that C-1 zoning district is the least restrictive.

When the Village Engineer noted that the applicant could apply for a special permit for mixed-use (commercial and residential), Mr. Mastromonaco responded that, speaking on behalf of his client, there was no interest whatsoever in creating residential space in this location especially since there were many apartments right up the hill from this property.

Mr. Mastronardi made a motion to refer the legal opinion to be forwarded to the Village Attorney, seconded by Ms. Mainiero, and the vote carried all in favor 5-0.

**5. APPROVAL OF MINUTES**

Mr. Mastronardi made a motion to approve the minutes of December 23, 2014, as amended, 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 9:25 p.m.

Respectfully submitted,

Ronnie L. Rose  
Secretary to the Planning Board