

VILLAGE OF CROTON-ON-HUDSON
Minutes of the Planning Board Meeting
Tuesday, May 26, 2015

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

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

1. Call to order

Chairman Luntz called the meeting to order at 8:10 p.m.

2. NEW BUSINESS

a) LNI Industries Inc--152 Old Post Road South (Sec. 79.9 Blk. 6 Lot 13)—Application for Minor Site Plan for a new single-family dwelling.

PRESENT: Ron Wegner, P.E. , Greg Misiti, applicant

DISCUSSION:

Mr. Wegner summarized the application for a minor site plan for a new single-family dwelling. The proposed house will be a modular construction, built on the flat area of the property. Instead of the featured porch on the rendering, there will be a carport. Mr. Wegner also stated that five trees would need to be removed.

Mr. Kauderer expressed some concerns about the arborvitaes that, in his experience, the deer love to eat. Mr. Misiti stated that he is planting "green giant" arborvitaes that is deer resistant.

After further discussion on landscaping and drainage concerns, the following conditions were added to the draft resolution:

1. That the species of arborvitaes be revised to "Green Giant" and that additional landscaping be shown in front of the front retaining wall.
2. That, the location of the basement emergency escape window be shown on the plan
3. That, the storm chamber inspection port shown in the driveway be relocated to the grass area.
4. That, hay bales be provided behind the retaining wall to act as check dams until the soil is stabilized.
5. That the footing drains be tied into one of the two nearest village catch basins.
6. That, a drainage system be shown and labeled that will pick up water behind the retaining wall and transfer it to one of the two near village catch basins. The size and minimum slope of all drainage pipes shall be noted on the plan.
7. That, the old retaining wall timbers be properly disposed of in accordance with all applicable regulations.

8. That a report on the proper removal of any underground oil tanks be submitted to the Village Engineer as a prerequisite for issuing a building permit.
9. That, the plans submitted for the building permit application substantially comply with the architectural documents listed in the resolution.

MOTION: Mr. Kauderer made a motion to issue approval for a minor site plan, with additional conditions as discussed, seconded by Mr. Krisky, and carried all in favor by a vote of 5-0.

3. OLD BUSINESS

b) Kimelman, David – 53 Old Post Road North (Se. 67.20 Blk. 2 Lot 24) – Application for two-lot subdivision for the purpose of dividing the property into two legal lots, with each of the existing dwellings on its own lot.

PRESENT: Luke Hilpert, Esq.,

DISCUSSION: Mr. Hilpert stated that he had spoken with the Village Engineer about condition #5 in the draft resolution regarding the notes on the plan related to the parking lot expansion on lot 1 and that there was plenty of room without encroaching in the easement (driveway) area. He requested that this condition be removed from the draft resolution and subdivision map. He distributed a photograph of the driveway area, and the Planning Board agreed that there was no need to have a condition related to the driveway expansion.

The Planning Board reviewed the other conditions in the draft resolution for preliminary subdivision approval.

MOTION: Mr. Krisky made a motion to approve the draft resolution granting preliminary subdivision approval, with the modification of condition #5 as discussed, seconded by Mr. Kauderer, and carried, all in favor, by a vote of 5-0.

4. APPROVAL OF MINUTES

Mr. Krisky made a motion to approve the minutes of May 12, 2015, seconded by Ms. Mainiero, and carried in favor by a vote of 4 to 0 (one abstention).

5. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 9:05 p.m.

Respectfully submitted,

Ronnie L. Rose

Ronnie L. Rose
Secretary to the Planning Board