

**Village of Croton-on-Hudson  
Minutes of the Planning Board  
Tuesday, March 22, 2016**

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

**ALSO PRESENT:** Bob Anderson, Village Board Liaison  
Daniel O'Connor, Village Engineer

**1. Call to order**

Chairman Luntz called the meeting to order at 8:03 p.m.

**2. NEW BUSINESS**

- a) *379 South Riverside Avenue--Doyle, Lawrence (Sec. 79.13 Blk. 2 Lot 26)--Application for Amended Site Plan Approval for Three Story Mixed-use Occupancy building.*

**PRESENT:** Ed Gemmola, Architect

**DISCUSSION:**

Based on previous discussions with the Planning Board, Mr. Gemmola presented an update on the proposed site plan for the three story mixed use occupancy building. He noted that at the public hearing at the Village Board meeting, a resident had expressed concern about increased parking on nearby residential streets. Mr. Gemmola said that he thought most of the potential parking problems on neighboring streets were from train commuters. He stated that the proposed commercial space is not a big space and if occupied by professional uses there would probably not be problems with weekend parking. He also stated that he owned a similar type of mixed-use building in Hawthorne and most of the apartments were occupied by single or couples. The Planning Board briefly discussed possible parking options and Ms. Gallelli, Village Trustee, stated that this has been an ongoing problem over the years there have been alternatives suggested but not implemented due to neighboring residents' concerns. Ms. Gallelli said that the Board can try to monitor the situation.

The Planning Board discussed the location of the proposed building's signage, the interior building elevator and security options, lighting strategies, and window mullions. There was a discussion and a subsequent recommendation to install a bench located near the building (at the corner of Benedict and South Riverside Avenue) in order to promote the Harmon area as pedestrian friendly.

Mr. Krisky made a motion to call for a public hearing and refer the proposed application to the Advisory Board of the Visual Environment, seconded by Mr. Kauderer, and carried all in favor by a vote of 5-0.

### **3. REFERRALS**

- a) *Referral from Village Board regarding a zoning amendment for property located at 120 Scenic Drive West (Sec. 67.10 Blk. 2 Lot 5)*

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

#### **DISCUSSION:**

Mr. Ron Wegner presented the application for the rezoning of an existing O-2 Commercial zoned parcel at 120 Scenic Drive West (Baltic Estates) to an RA-25 zoning district. Currently there is an existing office building which has been vacant for a number of years.

Mr. Wegner stated that the property owners on Newton Court (behind the O-2 parcel) are under contract to purchase the 120 Scenic Drive West property and wish to convert it to a single-family residential use. They are considering removing the existing office building, applying for a subdivision after a special permit for rezoning is granted, and then having a lot line adjustment in order to increase the size of their property on Newton Court. The Newton Court property owners would like to put a new swimming pool in their increased lot space.

The Village Engineer noted that he had spoken to the Scenic Drive Association and they were very supportive of the application. In terms of assessment, the Village Engineer stated that the village will probably not have a net loss or gain by taking the office building down.

The Planning Board were in agreement that this proposal was beneficial to the village for the following reasons:

1. The proposed re-zoning from an office commercial use to a residential RA-25 zone is more in keeping with the surrounding residential neighborhood.
2. A benefit of re-zoning includes a reduction in traffic as compared to existing allowed uses or other potential uses should the property be rezoned to a less restrictive use.
3. The removal of the parking lot for the existing office building and the reduction of the footprint of the existing office building results in a reduction in impervious surfaces. A reduction in the impervious surface will improve the stormwater drainage in the area.
4. If the proposed plan for a subdivision is carried out, another benefit is the removal of a vacant building.

The Planning Board discussed concerns that after rezoning to a residential district, the office building might not be demolished as proposed and then there would remain a legally non-

conforming building in a residential zoning district. The Village Engineer stated that only if there is a lot line alteration (as proposed) will the building become a non-conforming use; therefore, Chairman Luntz stated there should be some condition which states that the office building should be demolished if the lot line alteration is completed. The Village Engineer noted that a preliminary and final subdivision approval condition could state that the office building is to be demolished and the parking lot removed.

A recommendation by the Planning Board will be drafted, approved by Chairman Luntz and then submitted to the Village Board.

## **5. NON-AGENDA ITEMS**

1. Mr. Kauderer questioned why ShopRite could not install in addition to the ADA compliant sidewalk, a sidewalk and handrail along the northern driveway entrance. Mr. Krisky cited Mr. Hollis' response that such a sidewalk would create big liability issues. Mr. Kauderer stated that he thought the Village Attorney could look into it. The Planning Board noted that the Village should ask if there might be the possibility of a waiver or exception to the ADA law whereby an additional sidewalk could be created in addition to the ADA compliant one. Staff will follow up with Mr. Hollis for an opinion and then give to the Village Attorney. The Planning Board was in agreement that it expects the parking lot to be redone so it looks like a new parking lot; the Planning Board expressed disappointment with Mr. Hollis' letter addressing this issue and agreed that when the application is submitted for site plan approval the Planning Board will address this. Ms. Mainiero asked whether the Planning Board would be responding to the WC Planning department's letter of recommendations but the majority of the Planning Board agreed that the applicant's written response to the recommendations was sufficient.
2. Mr. Anderson, Village Board Liaison, stated he met with the Library Director about the blue bins at the bottom of the library parking lot. The library was receiving too many donations and an organization offered to collect and then distribute the overflow of books to places that could use books.
3. 3 Arrowcrest Drive (Fallacaro): Mr. Kauderer offered to speak with Mr. Hilpert, but Chairman Luntz stated that at a recent Planning training workshop it was advised that individual board members should not communicate directly with applicants. It was agreed that the Village Engineer would give Mr. Hilpert a deadline to draft an engagement letter and if not received, Mr. Hilpert would be told that the Planning Board would refer the matter to Village Counsel.
4. Plotkin transfer of underwater rights: The Village Engineer had spoken to Mr. Brian Plotkin who said that the mylar with metes and bounds had been given to Mr. Peter Schuyler. Mr. Schuyler told the Village Engineer that he spoke to the mayor about the underwater parcel. The transfer will go through the process of board approvals.

## **5. APPROVAL OF MINUTES**

Mr. Krisky made a motion to approve the minutes of March 8, 2016, seconded by Ms. Mainiero, and carried all in favor by a vote of 5-0.

**6. ADJOURNMENT**

There being no more business to come before the Board, the meeting was duly adjourned at 9:39 p.m.

Respectfully submitted,

Ronnie L. Rose  
Planning Board Secretary