

**MINUTES OF THE PLANNING BOARD MEETING
ON TUESDAY, JULY 26, 2016**

PRESENT: Robert Luntz, Chairman
Edward Doherty
Steve Krisky
Janet Mainiero

ABSENT: Bruce Kauderer

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

1. Call to order at 8:08 p.m.

2. NEW BUSINESS

a) *Kondratowicz, Joanna -- 80 Morningside Drive (Sec. 79.09 Block 6 Lot 5) -- Renewal of an existing accessory apartment as required by chapter 230-41 in the Village Code.*

PRESENT: Ms. Kondratowicz, applicant

DISCUSSION:

Ms. Kondratowicz stated she had bought the property in 2004, and according to the submitted plans, the accessory apartment has existed since 1993. She has renewed every three years; her mother has been living in the accessory apartment since 2010.

She has made no major changes and has had the apartment inspected by the building department every three years.

The Planning Board agreed that the following conditions should be included in the resolution:

- That a smoke detector, if not already there, be installed in the bedroom, and a smoke detector/carbon monoxide detector be installed outside the bedroom within 15 days of the approval
- That upon change of ownership, the current owner will notify the prospective buyer of the requirement to come before the Planning Board for renewal of the accessory apartment

MOTION:

Mr. Krisky made a motion to approve the existing accessory apartment, seconded by Mr. Doherty, and the motion carried, in favor, by a vote of 4-0.

3. OLD BUSINESS

- a) *Bell Family Trust--175 Old Post Road North (Sec. 67.15 block 1 Lot 8) -- Application for preliminary subdivision approval for a three lot subdivision.*

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

DISCUSSION:

Mr. Wegner stated that the applicant had been granted a zoning variance by the Zoning Board of Appeals. There was a brief discussion about the necessary requirements to be included on the subdivision plan for the proposed water main extension and new hydrant, trail layout, and utility easement. The Village Engineer noted that this draft resolution was for preliminary subdivision approval which allows the applicant to have the subdivision, but the applicant still has to obtain Westchester County Health department approval for the proposed water main extension and the applicant must get the easement documents prior to final subdivision approval (trail, common driveway maintenance, cross lot easement). The Planning Board reviewed the draft resolution for preliminary subdivision approval, and included some additional conditions for the preliminary subdivision resolution (approved resolution available on file in Engineering Department).

Mr. William Broudy, resident of 31 Finney Farm, asked a question about the proposed water main extension on Finney Farm. The Village Engineer explained that some of the houses at the top of Finney Farm might want to connect to the proposed new water main but this water main would not go all the way down to Old Post Road North. In terms of an easement, the HNGC is obligated to give the Village the upper part of Finney Farm where the water main extension is being proposed, but the village does not have an easement over all of Finney Farm Road to Old Post Road North.

Ms. Mainiero had a question about the trail easement and how a donation of a trail might benefit the property owner. The Village Engineer explained that with subdivision applications, there is a requirement for money to be put aside for recreational land; if there is a possibility that there exists recreational land on the subdivision property, then the owner would not have to pay the recreation fee and it is an opportunity for the village to obtain these recreational lands.

MOTION: Mr. Doherty made a motion to approve the draft resolution for preliminary subdivision approval, as amended, seconded by Ms. Mainiero, and the motion carried, in favor, by a vote of 4 - 0. (Mr. Kauderer absent).

4. APPROVAL OF MINUTES

Mr. Krisky made a motion to approve the minutes of July 12, 2016, as amended, seconded by Ms. Mainiero, and the motion carried, in favor, by a vote of 4 to 0 (Mr. Kauderer absent).

5. NON AGENDA DISCUSSION ITEMS

Mr. Krisky, having recently observed the speed of traffic in the North Riverside Avenue area, raised the question to Village Board Liaison, Mr. Anderson, about whether the Village Board could ask the police to set up speed signs or increase patrol of the North Riverside Avenue area. Mr. Anderson responded that there is going to a new initiative next month called "Slow down Croton" in which there will be an educational awareness campaign in the village to get vehicular traffic to slow down. In addition, crosswalks will be repainted, and the police are also on board with this initiative.

6. ADJOURNMENT OF MEETING

There being no further business to come before the board, the meeting was duly adjourned at 9:21 p.m.

Respectfully submitted by,

Ronnie L. Rose
Secretary to the Planning Board