

Minutes of the Village of Croton-on-Hudson Planning Board  
Tuesday, September 27, 2016

PRESENT: Bruce Kauderer, Deputy Chairman  
Edward Doherty  
Steven Krisky  
Janet Mainiero

ABSENT: Robert Luntz

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

1. Call to order: Acting Chairman Bruce Kauderer called the meeting of the Planning Board to order at 8:05 p.m.

## 2. NEW BUSINESS

- a) *Gillis, Heather and Shirley--46 Batten Road (Sec. 68.14- Blk. 6-3 Lot 33)--Application for approval of new accessory apartment as required by §230-41 in the Village Code.*

**PRESENT:** Matt Carroll, Customworks Remodeling Inc., representing the applicant

Mr. Carroll explained that the daughter, Ms. Heather Gillis, wanted to turn the garage space of the house at 46 Batten Road into a living space for her elderly mother. The Planning Board confirmed that the square footage meets the requirement of the new accessory apartment law. Mr. Carroll was unsure if the mother, Shirley Gillis, was the sole owner, but the Village Engineer stated that staff will follow up with finding the deed to clarify ownership.

There was a discussion about whether the entrance to the accessory apartment was observable from the street. Mr. Kauderer said that he supported the accessory apartment application but he had noticed that driving south on Batten Road one would be able to see the entrance of the apartment. It was noted by the Village Engineer that the intent was to have the house with an accessory apartment not look like a two family house in a single family district.

The Village Engineer commented that the house is 230 ft. from the street, but if there was a concern, some screening could be placed near the entrance which is on the side of the house. The Planning Board agreed that screening wasn't practical in this case, however there is a large tree near the end of the driveway that might be sufficient for screening. There was further discussion about balancing the intent of the code which is to accommodate people to age in place against what seemed to be a minor issue regarding the visibility of the entrance from the street which is 230 ft away.

The Planning Board agreed that the placement of the apartment did not violate the intent of observability, that the house is a long way from the street, and the large tree at the end of the driveway would provide sufficient screening.

There is sufficient parking for at least three cars.

**MOTION:** Mr. Krisky made a motion to approve the accessory apartment application, seconded by Ms. Mainiero, and carried by a vote of 4-0 (Chairman Luntz absent).

*b) Croton View Properties LLC -- 50 Maple Street (Sec. 79.09 Blk. 1 Lot 30) --  
Application for Amended Site Plan approval for entry door revisions to renovated retail store.*

**PRESENT:** Mr. Ed Gemmola, Architect representing the applicants Croton View Properties

Mr. Gemmola stated that the doors are similar to the door that CVS and Green and Grain have on their entranceways. These automatic doors make it easier to carry out packages. The interior of the building is being renovated to accommodate both the liquor store and nail salon. The nail salon requires less space but wants to stay in its current shopping center location, and the liquor store needs more interior space.

This application requires a public hearing because the property is a commercial property and the proposed application is an increase in the footprint with a minor storefront change.

**MOTION:** Mr. Krisky made a motion to schedule a public hearing on October 25, 2016 for the Amended Site Plan application, seconded by Mr. Doherty, and carried by a vote of 4-0 (Chairman Luntz absent).

### **3. OLD BUSINESS**

*a) 168 Grand Street LLC -- 27 Lower North Highland Place (Sec. 67.20 Blk. 2 Lot 9)  
-- Approval of landscape plan as required by Minor Site Plan resolution.*

The Village Engineer explained that when the board approved the minor site plans of 27 and 29 Lower North Highland Place, there had been a landscape plan for 29 Lower North Highland, but had not been included for 27 Lower North Highland Place. The proposed landscape plan for 27 Lower North Highland Place is similar to the landscape plan of 29 Lower North Highland with foundation plantings and 4 trees (not yet in but will be planted when landscape plan is approved).

**MOTION:** Ms. Mainiero made a motion to approve the landscape plan as described in the submitted plan, seconded by Mr. Krisky, and carried by a vote of 4-0 (Chairman Luntz absent).

### **4. APPROVAL OF MINUTES**

Mr. Edward Doherty made a motion to approve the minutes of August 23, 2016, as amended, seconded by Mr. Kauderer, and carried by a vote of 4-0 (Chairman Luntz absent).

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

- There was a brief discussion about the status of 3 Arrowcrest Drive (Fallacaro). The Planning Board members concurred that either a letter from the attorney or the Planning Board was supposed to be drafted in which Mr. Fallacaro was informed that if there was no progress being made on the determining the safety of the wall, that the Zoning Board variance would be deemed null and void. The Village Engineer stated he would ask the Village Attorney and suggest that the Village Attorney talk to Mr. Kauderer for possible assistance with a draft letter.

## **6.. ADJOURNMENT**

There being no more business to come before the board, the meeting was duly adjourned at 9:00 p.m.

Respectfully submitted by,

Ronnie L. Rose  
Planning Board Secretary