

Village of Croton-on-Hudson
Water Control Commission Meeting of
January 21, 2015

PRESENT: Charles Kane, Acting Chair
Ian Arturo
Gail Sasso

ABSENT: Stuart Greenbaum, Chair
Mark Goldfarb

ALSO PRESENT: Daniel O'Connor, Village Engineer

1. Call to Order.

The Water Control Commission Meeting of January 21, 2015 was called to order at 7:30 P.M.

2. New Business:

- a) **Susan Lunden – 118 Truesdale Drive (Sec. 79.10 Blk. 1 Lot 3) –**
Referral from Planning Board to WCC for recommendation on issuance of Wetlands Activity Permit for proposed construction of new single-family dwelling.

Acting Chairman Kane started off by saying that the WCC would be reporting back to the Planning Board with a recommendation with regard to the application.

Ms. Lunden was present at the meeting along with Engineer, Ralph Mastromonaco, and Project Management Consultant, Megan David. Mr. Mastromonaco presented the application. He explained that the plan is to replace the existing small house on the lot with a new, slightly larger, more modern, better insulated house. The footprint of the house is within 100 feet of the Croton River. The Applicant had been before the Planning Board which had brought up a couple of issues of concern: the landscaping plan and the sewer pumping system. With regard to the landscaping plan, the proposed project requires taking down some trees and the Planning Board would like to see some trees put back which the Applicant plans to do. As to the second concern, currently there is a small pump that pumps the sewage to the street. The proposed project includes a new pumping station which would be purchased and would be pumping out to the same place in the street as the old pump. The new house would be at ground level and slightly taller and would be located further away from the river thus creating less of an impact on the wetlands disturbance area. An erosion control plan would be put in place to mitigate any disturbance and the disturbance itself would be limited.

Mr. O'Connor agreed that there would be a limited disturbance area.

Mr. Mastromonaco then passed around a color plan of the house and added that the new house would meet all zoning requirements.

Mr. O'Connor said that about 6 to 8 years ago, there had been an application for an addition but the Applicant decided against it in favor of building a new house. He added that the disturbance would take place at the time of demolition of the old house and again when the new foundation is laid. Mr. O'Connor then asked Mr. Mastromonaco to talk about the new foundation. Mr. Mastromonaco replied that they needed to bring the new foundation down to the level of the existing foundation. The new house would be closer to the road and off the hill as much as possible, making for less stability issues.

Ms. Sasso asked Mr. Mastromonaco to confirm that he did not expect any surprises, to which Mr. Mastromonaco said that the existence of rock would be the only surprise.

Mr. Mastromonaco added that the proposed new house would be closer in line with the houses on either side while still trying to maximize the river view. Mr. O'Connor then passed around pictures of the houses on either side of the Applicant's house.

Acting Chairman Kane asked how much closer to the road could the house be placed. Mr. Mastromonaco replied between 20 to 25 feet. He added that due to the slope of the lot, the proposed location would still allow for a walkout basement and basement windows.

Acting Chairman Kane then asked how much of the proposed building could be built outside the 120' buffer. Mr. Mastromonaco replied that virtual nothing due to the building envelop. Acting Chairman Kane then followed with another question as to why the neighboring house on the left is right on or close to the setback line. Ms. Lunden explained that the setbacks for that lot had been waived as part of a property swap with the Village.

In response to Acting Chairman Kane's question, Mr. Mastromonaco said that the square footage of the existing house is 900 feet and the new house would be 2 stories with 1800 sq. ft.

Also in response to Acting Chairman Kane's inquiry, Mr. Mastromonaco said that, not counting dead trees, about 5 trees would need to be taken down.

A discussion regarding the sewer pumping station followed with Mr. Mastromonaco summarizing that the existing pump is no way near as sophisticated as the proposed new one.

Acting Chairman Kane then asked what type of barrier would be used to prevent construction debris from falling down into the watershed. Mr. Mastromonaco replied that litter would accumulate on the plateau but that double protection silt fencing and hay bales would also be used.

Mr. Arturo then asked about roof drainage and Mr. Mastromonaco said that it will be a small roof with about 900 sq. ft. and at present drainage would be dispersed over the back yard. There would be no change in impervious area and the land behind the house would act as a filter strip which should be sufficient.

Mr. O'Connor remarked that the impervious area does look similar to the old one but could have a slight change. He then asked if the gutters could be piped downhill to the flat area. Mr. Mastromonaco replied in the affirmative.

Ms. Sasso then asked about the condition of the existing house. Mr. Mastromonaco said it lacks insulation.

Acting Chairman Kane asked if the existing house is Ms. Lunden's primary residence currently. Ms. Lunden replied that it is.

Mr. O'Connor said that one of the neighbors, Mr. Sanchez, stopped into the Engineering Office to ask about the vegetative cover planned for the slope behind the new house. Ms. Lunden said she planned to keep it the same and use pachysandra. Mr. O'Connor then said the neighbor also had concern about the two boulders which are located roughly on the property line during the demolition phase. Mr. Mastromonaco said they would not be disturbing the area where the boulders are located.

Acting Chairman Kane suggested that a site visit be made to the property and asked the Secretary to schedule it. He said the Applicant did not need to be present. He said after the site visit, the Board would have another meeting to bring the recommendations together and forward the Board's recommendation to the Planning Board.

3. Approval of Minutes:

Ms. Sasso made a motion to approve the minutes of the October 15, 2014 Water Control Commission meeting. Mr. Arturo seconded the motion and the motion passed with a vote of 3 to 0.

4. Adjournment:

The meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Toni Cruz
Secretary, Water Control Commission