

**VILLAGE OF CROTON ON HUDSON, NEW YORK**  
**PLANNING BOARD MEETING MINUTES – TUESDAY, October 11, 2011**

MEMBERS PRESENT:        Robert Luntz, Chairman  
                                 Fran Allen  
                                 Bruce Kauderer  
                                 Steven Krisky

ABSENT:                     Mark Aarons

ALSO PRESENT:           Daniel O'Connor, Village Engineer

**1. Call to Order**

Meeting called to order at 8:00 p.m. by Chairman Luntz. Chairman Luntz explained that the Planning Board would be having an executive session for the purpose of discussing legal questions with the Village Attorney. This will not be open to the public.

**2. PUBLIC HEARING**

*a) Croton Auto Park – 1 Municipal Place (Sec. 78.12 Blk. 3 Lot 2) –  
Application for an Amended Site Plan Approval for free-standing sign  
located at the intersection of Municipal Place and South Riverside Avenue*

Jason Anderson, Pharr and Anderson Architecture, and Mr. Lou Giordano, business owner of Croton Auto Park were present. Mr. Anderson explained that they hoped to move a freestanding sign to the corner of Municipal Place and South Riverside Avenue.

Ms. Allen stated that she had met with Mr. Giordano in the afternoon and pointed out that there were trees planted along S. Riverside Avenue that might eventually grow to block the sign.

Mr. Anderson stated that he was aware of this possibility, but the applicant believes the signage will be good for business.

Ms. Allen stated that she hoped that no trees would be taken down. Mr. Giordano assured the Board that he had no plans to take down any trees.

Ms. Allen stated that the lighting along the street is effective and not a problem.

Mr. Kauderer stated that he had no concerns about the new signage.

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Mr. Kauderer made a motion to open the public hearing, seconded by Mr. Krisky, and carried by a vote of 4-0. There were no comments from the public. Ms. Allen made a motion to close the public hearing, seconded by Mr. Kauderer, and carried by a vote 4-0 all in favor.

Mr. Kauderer made a motion to accept the resolution accepting the site plan that shows the freestanding sign at the intersection of Municipal Place and South Riverside Avenue , seconded by Mr. Krisky, and carried by a motion 4-0 in favor. Copy of resolution attached.

## **OLD BUSINESS**

*a) Steel Style Properties, LLC -- 50 Half Moon Bay Drive (Sec. 78.16 Blk. 1 Lot 3) -- Application for an Amended Site Plan and Wetlands Activity Permit for new single-family dwelling*

Chairman Luntz stated that the Planning Board had received feedback from the trails committee and also had met with the Village Attorney on some questions regarding this application.

Mr. Mastromonaco, in response to a statement in the Trails memo regarding the width of the trail, stated that the trail was six feet wide as it had when he had submitted a similar proposal years ago. The Village Engineer stated that the trail width is a minimum of six feet wide.

Chairman Luntz reiterated that the issue of the offering plan is a private matter between the private parties (i.e. HOA and the applicant). He stated that the Board will not look at the issue of the offering plan in its deliberations. The homeowners will have to obtain legal counsel.

The Village Engineer stated that he needed to do more research regarding the density calculation, and the subdivision map that created the “Restaurant Parcel” to see why it is labeled “restaurant parcel.”

Mr. Mastromonaco stated that the Planning Board can modify this name—it was merely named that because the applicant had wanted it so named.

The Village Engineer reiterated that it might be a good idea to clarify what “Restaurant Parcel” meant on the subdivision map.

Ms. Allen suggested to Mr. Mastromonaco that it would be wise to get an attorney.

The Village Engineer informed the applicant that the WCC and WAC memorandum were not yet ready but would be before the public hearing.

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Mr. Mastromonaco reminded the Board he was “just trying to build a single-family house” and wanted to know if a decision would be made at the public hearing.

The Village Engineer stated that a decision would not be made at the public hearing because the Board first has to issue a negative declaration and then the application has to be referred to the WAC for a final determination of consistency and once again returned to the Planning Board.

Mr. Mastromonaco stated that there needed to be a discussion about which site plan the Planning Board was going to review.

Ms. Anna Lattanzi, resident of 906 Half Moon Bay Drive, asked if the Chairman was recommending that individual homeowners retain legal counsel or if the HOA as an association should retain legal counsel.

Chairman Luntz stated that the Planning board would not be taking into consideration any discussion about the offering plan between the owner and the HOA. Therefore, collectively the homeowners’ association might want to retain counsel.

Ms. Lattanzi believed this application was moving quickly, to which Chairman Luntz responded that the Planning Board had taken this step by step, and the next step was a public hearing. Chairman Luntz encouraged the HOA to bring any documentation that might have bearing on this application to the next Planning Board meeting.

The Village Engineer stated that there are deadlines to meet when scheduling public hearings, and the public hearing has to happen at the next meeting on October 25<sup>th</sup>.

#### **APPROVAL OF MINUTES**

A motion to approve the minutes of September 13, 2011 was made by Ms. Allen and seconded by Ms. Krisky, and carried by a vote of 3-0 in favor, with one abstention due to absence (Mr. Kauderer). A motion to approve the minutes of September 27, 2011 was made by Mr. Kauderer, seconded by Mr. Krisky, and carried by a vote of 3-0 all in favor, with one abstention due to absence (Chairman Luntz).

#### **6. ADJOURNMENT**

There being no further business to come before the board, the meeting was duly adjourned at 10:05 p.m.

Respectfully submitted,

Ronnie L. Rose  
Planning Board Secretary

**RESOLUTION**

**WHEREAS**, the Planning Board held a public hearing on an Amended Site Plan application on Tuesday, October 11, 2011 for Croton Auto Park, hereafter known as “the Applicant,” said property located in the C-2 Zoning District and Municipal Place Gateway Overlay Zone, at One Municipal Place and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.12 Block 3 Lot 2; and

**WHEREAS**, this Amended Site Plan application is for a proposed freestanding sign located at the intersection of Municipal Place and South Riverside Avenue and for all exterior freestanding signs being replaced with current ‘Chrysler branded signage’; and

**WHEREAS**, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); therefore, no Negative Declaration is required.

**NOW, THEREFORE BE IT RESOLVED**, that the Amended Site Plan application, as shown on Drawing #C-200 entitled “Site Plan,” dated November 11, 2010, last revised October 11, 2011, and Drawing #C-204 entitled “Sign Rendering,” dated September 27, 2011, last revised October 7, 2011 prepared by Pharr + Anderson Architecture Planning Interiors, be approved subject to the following conditions:

- 1) All previous conditions listed in the November 12, 2002 resolution (attached) shall be carried over to and be included in this resolution.
- 2) The previous freestanding sign on Municipal Place that had been approved on January 11, 2011 is eliminated from the site plan, and therefore no approval for its installation has been issued.

In the event that this Amended Site Plan is not implemented within three (3) years of this date, this approval shall expire.

The Planning Board of the Village of  
Croton-on-Hudson, New York  
Robert Luntz, Chairman  
Mark Aarons (ABSENT)  
Fran Allen  
Bruce Kauderer  
Steven Krisky

Motion to approve by Mr. Kauderer, seconded by Mr. Krisky, and carried by a vote of 4 to 0.

Resolution accepted at the meeting held on Tuesday, October 11, 2011.