



**Planning Board**

Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501

*Chairman*  
**ROBERT LUNTZ**  
*Members*  
**EDWARD DOHERTY**  
**BRUCE KAUDERER**  
**STEVEN KRISKY**  
**JANET MAINIERO**  
*Attorney*  
**JAMES STAUDT**  
*Village Engineer*  
**DANIEL O'CONNOR, P.E.**  
*Secretary*  
**RONNIE ROSE**

**VILLAGE OF CROTON-ON-HUDSON  
AGENDA FOR THE MEETING OF THE PLANNING BOARD FOR  
NOVEMBER 15, 2016**

Chairman Luntz \_\_\_\_\_ Mr. Kauderer \_\_\_\_\_ Mr. Krisky \_\_\_\_\_  
Ms. Mainiero \_\_\_\_\_ Mr. Doherty \_\_\_\_\_

**1. Call to order at 8:00 P.M.**

**2. NEW BUSINESS**

(a) *Neave Landscaping Inc. – 1 Indian Summer Road (Sec. 67.14 Block 3 Lot 18)—Application for approval of a building envelope modification for pool,spa, shed, patio and retaining wall.*

(b) *KPT Riverside Realty LLC -- 383 South Riverside Avenue (Sec. 79.13-Block 2 Lot 27)—Application for Change of Use for modifications to basement in mixed-use building for the purpose of creating offices and storage areas.*

**3. OLD BUSINESS**

(a) *Napolitani, Ron – 22 Hastings Avenue (Sec. 79.13 Block 2 Lot 78) – Approval of Landscape plan as required by Minor Site Plan resolution for new single family house.*

(b) *Murphy, Andrew– 120 Scenic Drive West (Sec. 67.10 Blk.2 Lot 5) – Application for preliminary subdivision approval for two-lot subdivision; review of WAC memo, and review of criteria for determination of consistency as part of SEQR process)*

(c) *Vulaj, Nikolla – 6 Alexander Lane Sec. 67.10 Blk. 2 Lot 37) – Application for preliminary subdivision approval for two-lot subdivision; review of WAC memo, and review of criteria for determination of consistency as part of SEQR process).*

**4. REFERRALS**

(a) *Referral from Village Board to the Planning Board for its review and recommendation on Introductory Local Law No. 7 of 2016 regarding certain amendments to the Village's zoning code regarding fences, retaining walls, and accessory buildings.*

**5. APPROVAL OF MINUTES**

- *Minutes of October 25, 2016*

**6. ADJOURNMENT**

Ronnie Rose  
Secretary to the Planning Board

*All application materials are available for public viewing in the Engineering Dept. Office between the hours of 8:30 A.M. and 4:00 P.M., Monday-Friday. Copies of such records are available for a reasonable fee. Digital copies of the application materials can be downloaded at the following digital address--*  
<http://crotononhudson.novusagenda.com/agendapublic/>