

**VILLAGE OF CROTON ON HUDSON, NEW YORK
PLANNING BOARD MEETING MINUTES – TUESDAY, JUNE 28, 2011**

MEMBERS PRESENT: Fran Allen
Bruce Kauderer
Steven Krisky

ABSENT: Mark Aarons
Robert Luntz, Chairman

ALSO PRESENT: Daniel O'Connor, P.E., Village Engineer

1. Call to Order:

The meeting was called to order at 8:00 P.M. by Deputy Chairman Kauderer.

2. PUBLIC HEARINGS

a) 157 Maple St. LLC – 157 and 159 Maple Street (Sec. 68.17 Block 4 Lot 41) – Application for preliminary subdivision approval (two-lot).

Steven DeYoung, Attorney for the applicant, and Dan Merritts, Applicant, were present.

The public hearing was opened on a motion by Ms. Allen, seconded by Mr. Krisky, and carried by a vote of 3-0. Deputy Chairman Kauderer asked if there was anyone in the room who wished to comment. There were no comments.

Mr. DeYoung briefly described this subdivision application involving the existing premises located at 157 and 159 Maple Street into two (2) separate parcels. The subdivision line will go through the existing structure along the party wall, creating two separate single-family dwellings. The extra paved area will be removed; a driveway will be added for lot B; the revised proposed site plan shows the current sewer line and water lines and the proposed new separate water and sewer lines; the front walkway to the entrances in the front will be removed and instead there will be walkways that go from each driveway to the front entrance (each dwelling will have their own walkway from each driveway); the required variances for setbacks had been granted by the Zoning Board of Appeals. Because there are separate entrances for the stoop, the Planning Board recommended a railing to separate the entrances. The party wall agreement will include maintenance of this railing on the front stoop, in addition to maintaining the common party wall.

The Village Engineer stated that the Department of Transportation would not grant a curb cut until the two lots are separated because the DOT allows only one curb cut per property. Therefore, the applicant must have final subdivision approval and then he can apply for the curb cut into the state road (Route 129). The applicant can be bonded with the condition that the curb is completed in a certain time frame.

The Village Engineer and Mr. DeYoung agreed that the Village Attorney should approve the party wall agreement. This will be one of the conditions of approval of the subdivision application.

Mr. Merritts stated that there was no construction needed, and the structure met code requirements. The Village Engineer stated that subdivision approval would require certification from a surveyor that the property line is right down the party line.

There was some discussion about landscaping and whether planting of trees in the front yard should be required. Mr. Merritts stated that in the past, trees planted in the front of the property close to the street had died. The Planning Board members agreed that some landscaping would be needed but the Planning Board would not require specific detailed landscaping.

Mr. Krisky made a motion to close the public hearing, seconded by Ms. Allen, and carried by a vote of 3-0.

Deputy Chairman Kauderer referred this preliminary subdivision application to the Waterfront Advisory Committee for preliminary consistency determination.

3. NEW BUSINESS

a) Callahan Residence - 19 Arrowcrest Drive (Sec. 67.15 Blk 1 Lot 42) - Application for the modification of the building envelope in Arrowcrest Subdivision for the addition of a deck.

Mr. Todd Springer, Architect for the applicant presented this application. He explained that there was an existing porch and terrace, and this deck addition would connect the two. The proposed deck was two and a half feet beyond the building envelope.

The Village Engineer asked if there would be any impact on the neighbors with the construction of this deck. Mr. Springer stated that the house was situated very high on the hill and the area was isolated. Ms. Allen stated that she had visited the site and agreed that the house was isolated on the hilltop.

Deputy Chairman Kauderer stated that the application looked straightforward, and Ms. Allen concurred. There were no conditions placed on this application.

There being no other comments on this application, a motion to accept the resolution was made by Mr. Krisky, seconded by Ms. Allen, and carried by a vote of 3-0, all in favor. A copy of the resolution is attached.

3. APPROVAL OF MINUTES

Approval of the minutes of the Tuesday, June 14, 2011 Planning Board meeting were approved, as amended, on a motion by Ms. Allen, seconded by Mr. Krisky, and carried by a vote of 3-0.

4. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 8:40 p.m.

Respectfully submitted,

Ronnie L. Rose
Planning Board Secretary

RESOLUTION

WHEREAS, the Planning Board approved the Arrowcrest Subdivision on March 15, 1994; and

WHEREAS, each lot in the Arrowcrest Subdivision had a building envelope defined for it, beyond which no construction could occur without approval of the Planning Board; and

WHEREAS, Christopher Callahan, owner of Lot #24 in the Arrowcrest Subdivision (19 Arrowcrest Drive – Tax Map # Sec. 67.15 Blk. 1 Lot 42) has requested an expansion of that lot’s building envelope for the purpose of adding a deck on the south side of the property; and

WHEREAS, under the requirements of the State Environmental Quality Review Act (SEQRA), the Planning Board has determined that this project is a Type II Action, and no Negative Declaration is required.

NOW, THEREFORE BE IT RESOLVED, that the modification of the building envelope, be approved, with no conditions.

Failure to implement this approval in three years will result in the expiration of this approval.

The Planning Board of the Village of
Croton-on-Hudson, New York

Robert Luntz, Chairman (ABSENT)
Mark Aarons (ABSENT)
Fran Allen
Bruce Kauderer
Steve Krisky

Motion to approve by Mr. Krisky, seconded by Ms. Allen, and carried by a vote of 3 to 0.

Resolution accepted with the minutes of the meeting held on June 28, 2011.