

VILLAGE OF CROTON-ON-HUDSON, NEW YORK
PLANNING BOARD MEETING MINUTES
Tuesday, December 11, 2012

Present: Rob Luntz, Chairperson
Mark Aarons
Fran Allen
Bruce Kauderer
Steve Krisky

Also present: Daniel O'Connor, Village Engineer

1. Meeting called to order at 8:10 p.m.

2. Public Hearing

a) Black Cow coffee Company-- 4 Old Post Road S. (Tax Lot address 122 Grand Street, Sec 78.08 Blk 7 Lot 4)—Amended site plan application for installation of awnings on storefronts and approval of sign.

There were no comments from the public. Mr. Kauderer moved to close the public hearing, seconded by Mr. Krisky, carried by a vote of 5-0 all in favor.

There was a brief discussion about the number of awnings, height, and type.

Mr. Aarons moved that the resolution be accepted as written, seconded by Mr. Krisky, and carried by a vote of 5-0. The resolution is attached.

3. Old Business

*a) Steel Style Properties LLC – 50 Half Moon Bay Drive (Sec 78.16 Blk 1 Lot 3)
–Application to Planning Board for determination regarding revised architectural plans as indicated in condition #2 of the Amended Site Plan resolution dated May 9, 2012.*

Mr. Brian Plotkin, applicant, Mr. Ralph Mastromonaco, consulting engineer, and Mr. Joe Galea, architect, were present.

Chairman Luntz stated that this application has come before the Planning Board in order to determine whether the site plan has met Condition #2 of the approved resolution that states that the architectural plans are to be substantially the same as what had been submitted originally to the Planning Board. The Village Engineer stated that there are some minor changes such as a slight change in location of the sump pump and a small field change regarding the retaining wall size. However,

because of the increased height of the roofline and the mass of the house beyond what was approved, the Village Engineer stated he was uncomfortable concluding that the plans are substantially compliant and therefore referred the application for the Planning Board's review.

Chairman Luntz stated that there were several aesthetic and technical concerns about the currently submitted plans-- the bulk/mass of the house, the increased height of the roofline from the approved height, and the fact that the outside deck crosses over the approved footprint of the house closer to the public right of way.

When Mr. Kauderer asked what would happen if the Planning Board determined that the plans did not substantially apply, Chairman Luntz responded that the Planning Board can ask the applicant to bring the plans into conformity, or if not, then the applicant would have to submit a new amended site plan.

Joe Galea, the architect for the applicant, stated that the client had wanted the house to fit in with the Half Moon Bay community so he took design elements from the style of the HMB clubhouse and fused them with the house. He stated that the highest point is only 7-8 " higher than ultimate height and everything else slopes down.

The Village Engineer stated that he had calculated that the highest point is 15 inches higher than the original plans. Mr. Mastromonaco stated that the garage floor was raised a few inches and that increased the overall height.

Mr. Kauderer stated that one of the issues that had bothered the neighbors the most was the height of the house and its potential for blocking the views. Therefore, he believed that to raise the house another foot would not be consistent with public sentiment and he believed the architect should maintain the original height.

Mr. Krisky stated that he was concerned about the increase in visual mass and the sense of scale. Mr. Aarons stated that he too wanted to see a more scaled down plan. Mr. Aarons noted that, unlike the current plan, the original decks had been covered decks that were inset into the house on multiple levels.

Chairman Luntz commented on some of the architectural features such as the gable on the front of the house, the dormer and the chimney. He stated that given the pillars on the proposed plan, any buffer between the house and the walkway would be reduced by half. Instead of pulling away from the public right of way, the plan seemed the opposite of what the Planning Board had wanted. Chairman Luntz also stated that he would like to see on the plan the hedging that had been agreed upon. He thought the Planning Board would have a difficult time showing that the plan was substantially comparable to what the Planning Board had initially approved especially since the structure went beyond the basic line that the Planning Board had agreed upon. All the members of the board agreed with Chairman Luntz's comments.

Mr. Kauderer stated that the Board had an obligation to the public to have the house as low in height as possible given the public's reaction and concerns about the view.

Chairman Luntz stated that he was not comfortable with the idea that the house was closer to the river and believed it was a serious encroachment on what the Board expected to see.

Chairman Luntz summarized three problems with the proposed plans: 1) the house is substantially closer to the right of way with the design of the proposed decks, 2) the bulk/mass of the house is too large, and 3) the overall height of the building is now 1.3 ft higher than what was given in the resolution.

There was also some discussion on some of the architectural features (e.g. the chimney, the gable, the dormer, the siding).

Chairman Luntz suggested to the applicant that he come up with a plan that is substantially compliant—height, proximity to right of way, possibly the bulk of chimney and any feature that protrudes the western line.

4. ADJOURNMENT

As there was no more business to come before the board, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Ronnie Rose
Planning Board Secretary

RESOLUTION

WHEREAS, the Planning Board held a public hearing on an Amended Site Plan application on December 11, 2012 for the Black Cow Coffee Company, hereafter known as “the Applicant.” The subject property, owned by Angela Labate, is located at 4 Old Post Road South (Tax Parcel Address: 122 Grand Street) in the C-1 General Commercial Zoning District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.08 Blk. 7 Lot 4; and

WHEREAS, the proposal is for the installation of awnings and signage on the storefronts; and

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

WHEREAS, the Visual Environment Board (VEB) reviewed the application and provided a positive recommendation on the proposed awning and signage; and

NOW, THEREFORE BE IT RESOLVED, that the amended site plan application and sign application, as shown on Attachments A and B (site plans with drawn colored awnings) received 11/27/2012; Attachment C (photographs of existing front) received 11/27/2012, last revised 11/30/12; and Attachment D (descriptions of awnings and graphics) received 11/30/2012 and last revised December 4, 2012, are approved with the following conditions:

- 1) That, the Planning Board waives the 8 ft. minimum height requirement for the projecting signage on the awning “community gathering place” to a minimum of 7 ½ ft. height,
- 2) That, the bulb wattage on the proposed exterior light be limited to 200 watts so as not to create a “glare spot” and the light color should match the Village street light LED color,
- 3) That, the exterior closed opening of the proposed removal of the wall air conditioner be finished so as to be consistent with the building (either brick veneer or painted white wood panels and trim).

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, Chairperson
Mark Aarons
Fran Allen
Bruce Kauderer
Steve Krisky

Motion to approve by Mr. Aarons, seconded by Mr. Krisky, and carried by a vote of 5 to 0 all in favor.

Resolution accepted at the meeting held on December 11, 2012.