

**VILLAGE OF CROTON-ON-HUDSON MINUTES OF
THE PLANNING BOARD MEETING HELD ON
TUESDAY, FEBRUARY 12, 2013**

Present: Chairman Rob Luntz
Mark Aarons
Bruce Kauderer
Steve Krisky

Also Present: Daniel O'Connor, P.E., Village Engineer

1. Call to order at 8:05 pm. by Chairman Luntz.

2. Old Business

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

Chairman Luntz stated there were two issues for discussion regarding tonight's agenda item: a presentation of the materials for the revised architectural plans and the time frame for construction.

The applicant's architect, Mr. Joe Galea, presented the materials for the roof, the siding, and the stone veneer. He presented the rationale for the colors and how they fit with the neighboring buildings; the stone veneer was a cooler color which picked up on a weathered gray appearance, the asphalt roof is supposed to look like slate, and the siding (a wood product) is a medium gray with white trim.

Chairman Luntz stated that he thought the color scheme and the siding looked very nice and they make the overall appearance more understated than the rendering had appeared.

Chairman Luntz raised the issue of extending the period of construction as requested by the applicant. Chairman Luntz suggested that it would probably be better for everyone if construction did not start until after the boating season. Mr. Krisky agreed that it would be a lot less disruptive for the community.

Mr. Plotkin stated that he did not want his hands tied to a specific date in the fall since he didn't want to feel pressed for time before winter weather begins. Mr. Kauderer suggested that maybe Mr. Plotkin could put a foundation in and then stop for the summer to which Mr. Plotkin agreed that he could possibly do this. Mr. Krisky did not think the community was going to want to have just the foundation sitting out there, but Mr. Plotkin responded that he would have to fence it for security and there would be no equipment around. After a brief discussion, the Board members maintained that there should be no construction during the peak summer season after June 15, 2013 and before Labor Day, September 2, 2013.

A motion was made by Mr. Aarons to approve the resolution, as amended, seconded by Mr. Krisky, and carried all in favor by a vote of 4 to 0.

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4. Approval of Minutes

A motion to approve the minutes of January 8, 2013, as amended, was made by Mr. Kauderer, seconded by Mr. Aarons, and carried in favor by a vote of 4 to 0.

A motion approved the minutes of January 22, 2013, as amended, was made by Mr. Kauderer, seconded by Mr. Aarons, and carried in favor by a vote of 4 to 0.

5. Adjournment

There being no more business before the Board, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Ronnie L. Rose
Planning Board Secretary

RESOLUTION

WHEREAS, the Planning Board approved an Amended Site Plan application and a Wetlands Activity Permit on April 24, 2012 on a property located at 50 Half Moon Bay Drive, in the Waterfront Development District, which is designated on the Tax Map of the Village as Section 78.16 Block 1 Lot 3; and

WHEREAS, the Planning Board has been reviewing the architectural plans prepared by MLG Architects, dated 11/9/12, last revised 1/2/13, associated with the Building Permit, including the following exterior materials list:

Wood Siding: Maibec rabbeted bevel – 1” x 6”
Maibec 331, Channel Gray (2 coats)
Sample #L70769 -077026 – NG

Stone Veneer: Stoneyard
Colonial Tan Ashlar Veneer

Asphalt Shingle Roof: Owens Corning
TruDefinition®Duration®Shingles
Color: Quarry Gray

WHEREAS, the Planning Board in its approval of the site development plan, may permit or require that such development be phased over a number of years and may direct the chronological order of development; and

WHEREAS, during the process of the Amended Site Plan approval, it was the Applicant’s and Planning Board’s intent that construction would begin in the Fall 2012 so as not to interfere with the peak summer use of the waterfront area; and

WHEREAS, the current approval requires that construction start before April 24, 2013, and if started in April 2013 such construction work would interfere with the peak summer use of the waterfront area; and

WHEREAS, in order not to interfere with peak summer usage of the waterfront area, construction would need to be prohibited during that period; and

THEREFORE, the Planning Board accepts the above referenced architectural plans as being in substantial compliance with the plans approved on 7/24/12 and grants the request from the Applicant to extend the date of the start of construction from April 24, 2013 until December 31, 2013 provided that there is no construction activity between June 15, 2013 and Labor Day, September 2, 2013.

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

Robert Luntz, Chairperson
Mark Aarons
Bruce Kauderer
Steven Krisky

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

The resolution, as amended, was approved at the Planning Board meeting held on Tuesday, February 12, 2013.