

**Minutes of the Village of Croton-on-Hudson  
Planning Board Meeting  
March 11, 2014**

Present: Rob Luntz, Chairman  
Bruce Kauderer  
Steve Krisky  
Rocco Mastronardi  
Richard Olver

Also Present: Daniel O'Connor, Village Engineer  
Ann Gallelli, Village Board Liaison

**1. The meeting was called to order at 8:05 p.m.**

**2. NEW BUSINESS**

- a) *Hopscotch (Food Services Establishment)—122 Grand Street/8 Old Post Road South (Sec. 78.08 Blk 7 Lot 4)—Application for an Amended Site Plan for new rear windows, a side door to a new outdoor patio with pergola, new front façade, new business sign, and amendment to existing waiver of off-street parking spaces.*

Mr. Lou Demasi, architect, and owners of Hopscotch, Mr. Luca Genco and Mr. Marko Rudovic were present.

Hopscotch (formerly Grouchy Gabe's), as described by Mr. Marko Rudovic will be a dining establishing offering "light fare" for lunch and dinner including brunch on the weekends. Their goal is to have a subtle, rustic atmosphere of "old world charm." The proposed application includes all new doors, all new siding, new rear windows and an overall refreshing of the interior space and exterior facade. The exterior brick will be painted white.

Mr. Demasi explained that an outdoor patio dining area (where the picnic table currently is) will be created. This area will have a pergola roof and a railing placed on top of the retaining wall. The deck will extend to the railing (different than shown on the plans provided.). Planter boxes will also be placed on the patio decks. Because the front sidewalk slopes down to the existing retaining walls on the side, the existing floor grade will be built up to the new wood floor height.

The Village Engineer asked about the gate and fencing around the garbage dumpsters. Mr. Rudovic stated that he will have his contractors repair both the gate and the fence. Mr. Rudovic said he would also make the necessary changes to the existing location of the compressor.

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The applicant also requested a waiver from the off-street parking requirements. Mr. Demasi stated that in 1988 the Planning Board had waived the off-street parking for the 34 seats approved at that time. The current applicants are proposing 45 seats (11 more than previously approved). Therefore, an additional six off-street parking spaces are requested. Chairman Luntz stated that the Planning Board tries to be lenient regarding parking requirements for establishments in the upper village; these businesses contribute to the vibrancy of the upper village and the Planning Board believes there is enough parking on the street, at Vassallo Park, and behind the churches to accommodate demand. Because Hopscotch is open in the evening as well, there was agreement among the Planning Board members that plenty of parking spots are available and that the parking requirements should be waived.

It was noted on the site plan that there is a small section on the side and rear of the proposed patio that is in the village Right of Way. Mr. Kauderer noted that this has existed for a long time. Chairman Luntz questioned whether it might not be proper to get some sort of more formalized agreement and easement between the property owner and the Village. The Village Engineer stated that the Village Engineer has the authority by village code to issue a permit for improvements in street lines, but if the Planning Board would like to see a more formal arrangement, he can talk to the Village Attorney and get a license agreement.

The Planning Board reviewed the “possible new ramp” (as noted on the site plan) to get into the new outdoor dining area. There is already an existing ramp to the front door. The architect stated that there may not be enough room to have a handicap accessible ramp to the patio but the ramp will conform to the fire code requirements.

Chairman Luntz noted that this new business would be a welcome addition to the Upper Village and proceeded to call for a motion to be made for a public hearing on March 25, 2014.

Mr. Krisky made a motion to call for a public hearing for March 25, 2014, seconded by Mr. Olver, and carried all in favor 5-0.

### **3. REFERRALS**

- a) *205 South Riverside Avenue—Sec. 78.12 Blk. 3, Lots 5,6 – Referral from Village Board for a recommendation for Special Permit approval to operate a convenience store on property. Request by applicant under section 230.59 of the zoning code to extend the 30-day time period for the Planning Board to submit its report to the Village Board.*

Mr. Olver made a motion to grant the request by the applicant (letter dated March 5, 2014) to extend the 30-day time period for the Planning Board to submit its report

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to the Village Board, the motion seconded by Mr. Kauderer, and the vote carried all in favor by 5-0.

*b) Referral from the Village Board to the Planning Board on the application of Hudson National Golf Club for a private golf driving range and teaching facility in the Town of Cortlandt.*

The Planning Board continued to review some of the concerns pertaining to the Village Board's referral of the HNGC's application for a private golf driving range and teaching facility.

The Village Engineer updated the Planning Board on his discussion with Mr. Ralph Mastromonaco, the consulting engineer for the applicant, regarding HNGC's plans to drill a well on the Town of Cortlandt's property; therefore, there will be no need for the installation of a water line from the village to HNGC.

The Village Engineer also noted that HNGC is not building any structure in the village, but given the amount of fill and disturbance for the access road, they will need a Wetlands permit. As part of the Wetlands permit, it will need to go to Water Control Commission and the Waterfront Advisory Committee.

Mr. Krisky inquired when the work would be initiated, and the Village Engineer responded that although there was at present no construction timetable, it would be advisable to request a timetable so that there could be as little impact on the village as possible.

Mr. Kauderer asked about alternatives to using village water to irrigate the new practice hole. He also questioned whether the village wells had the capacity to provide water for this new practice hole. Chairman Luntz asked if there was the option to say we could not meet the demand. The Village Engineer stated that currently village water is in fact used for irrigation because it is easier to hook up to the village pipes. The Village has an agreement with the golf club and therefore any changes would need to be negotiated. The Village Engineer agreed that when demand for water is higher (e.g. in the summer time), there is the possibility that the demand might be more than our wells could produce. Mr. Kauderer asked what the benefits of providing such water to HNGC to the village were. The Village Engineer stated that there is an increased cost to HNGC for higher water usage.

Ms. Gallelli noted that, as of now, the village is using potable water (under WCDH) for the irrigation of HNGC. There may be an option that in the future one of our wells may not need to be processed as potable water for the HNGC irrigation pond; however, Ms. Gallelli reiterated that this was a very preliminary discussion about alternatives and would require if pursued, coordination with Con Edison and other agencies.

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Mr. Kauderer asked, as a matter of procedure and from a legal point of view, why the Village Planning Board would have to issue approval for an amended site plan for a proposal that is in the Town of Cortlandt. After some discussion about the impacts of the proposed driving range on the clearing of trees, erosion and control, and drainage impacts on Croton's watershed and arboretum, the Planning Board members agreed that, at the least, the village should request and be provided with comments and reports from the town, and request a joint site visit so that concerns can be shared. The Village Engineer stated that the town staff is reviewing the application (the town planner, the town engineer) and the Village will be provided with these comments. The Village Engineer will contact Chris Kehoe to discuss arranging a joint site visit. It is however unclear whether the Croton Planning Board needs to issue amended site plan approval.

Ms. Gallelli, Village Board Trustee liaison, added that the Village Board also is an involved agency. She emphasized that a lot of effort had gone into creating the Environmental Management Plan when the golf course was first built—this plan covers all kinds of monitoring and the application of chemicals. She strongly recommends that the rules of the Village's environmental management plan should be incorporated into the approval of the new practice hole and she recommends that the village remain in charge of the annual review. Chairman Luntz agreed that the Village Planning Board should make the recommendation that the town should follow the Village of Croton's Environmental Management Plan and that the Village of Croton should continue to administer the plan.

The Village Engineer added that the Trails Committee would like to see the trail easement moved, and if the trail easement needs to be relocated, this will need Village Board approval.

The Village Engineer stated he would be writing a memo that includes all the comments discussed at the past few Planning Board meetings.

#### **4. APPROVAL OF MINUTES**

A motion was made by Mr. Krisky to approve the minutes of February 25, 2014, as amended, seconded by Mr. Kauderer, and approved all in favor 5-0.

#### **5. ADJOURNMENT**

There being no more business to come before the board, the meeting was adjourned at 9:23 p.m.

Respectfully submitted,

Ronnie L. Rose  
Secretary to the Planning Board