

Village of Croton-on-Hudson  
Water Control Commission Meeting of  
April 18, 2013

**PRESENT:** Stuart Greenbaum, Chair  
Mark Goldfarb  
Charles Kane  
Al Mazza

**ALSO PRESENT:** Daniel O'Connor, Village Engineer

**1. Call to Order.**

The Water Control Commission Meeting of April, 18, 2013 was called to order at 7:35 P.M.

**2. New Business:**

- a) **Donofrio, Thomas – 37 Park Trail (Sec. 68.13 Blk. 3 Lot 8)** – Referral from Planning Board to WCC for recommendation on issuance of Wetlands Activity Permit for proposed single family house.

The applicant was represented by Architect Julie Evans. She explained that the Board had seen this project about two years ago. At the time the owner hoped to reuse a large portion of the foundation and possibly keep the existing garage. The project was then put on hold and in the interim, the existing house was demolished. The foundation was inspected and it was decided to start with a new foundation and a new garage on top of the old footprint of the garage. She added that the scope of the design and the amount of construction had not changed but the nature of the project had changed. She indicated that a revised site plan prepared by Cronin Engineering was included in the application. The revised plan updated the limits of wetland disturbance to include a small amount of work around the garage while also noting the new foundations.

Mr. O'Connor summarized that, from a site work standpoint, there will be some extra disturbance because the foundation will have to be dug down for the new footing and for the new foundation for the garage.

Mr. Kane then asked where the excavator would be positioned. Ms. Evans replied that it would be positioned on the existing driveway.

Chairman Greenbaum then asked about the watercourse. Mr. O'Connor said there was 120 feet of watercourse that runs for a good part of the year.

Chairman Greenbaum asked how close the outer edge of the proposed wood deck would be to the watercourse, to which Mr. O'Connor replied that it was approximately 60 feet.

Ms. Evans added that the owners love the wooded site even though the site is quite steep. She added that the garage will be rebuilt in kind without a need to change the footings. She further added that the new dry well will accommodate the increase (mainly due to the new family room).

Mr. Goldfarb asked if any trees needed to be removed. Ms. Evans said that one or two trees right against the house would probably have to be taken down.

Mr. Kane said he didn't see any provision for a track map at the entrance of the property and that he felt it was needed to prevent debris from ending up on the street.

Mr. Kane made a motion that the WCC recommend to the Planning Board that it issue the Wetlands Activity Permit, subject to minor site plan review and with the conditions outlined in the Wetlands Permit that had been issued on 05/18/11 (with the exception of the expiration date) along with the following 2 additional conditions: 1) a track mat be installed at the beginning of the driveway to prevent debris from going into the street and 2) the portion of the driveway going to the house and the portion of the driveway going to the garage should be made a gravel drive. Mr. Goldfarb seconded the motion. The motion passed with a vote of 4 – 0 with all members voting in favor.

### **3. Adjournment:**

Mr. Greenbaum made a motion to adjourn. The meeting was adjourned at 8:05P.M.

Respectfully submitted,  
Toni Cruz  
Secretary, Water Control Commission