

Village of Croton-on-Hudson
Zoning Board of Appeals Meeting of
May 11, 2016

PRESENT: Rhoda Stephens, Chair
Alan Macdonald
Doug Olcott
Christine Wagner

ALSO PRESENT: Joe Sperber, Assistant Building Inspector

ABSENT: Peter Lavery
Trustee Ann Gallelli, Village Board Liaison

1. CALL TO ORDER:

The Zoning Board of Appeals Meeting of May 11, 2016 was called to order at 8:00 P.M.

Chairman Stephens started the meeting by stating that the Village Liaison, Trustee Gallelli, was attending another meeting tonight but was hoping to attend tonight's meeting at some point.

2. NEW BUSINESS:

- a) **Bell Family Trust – 175 Old Post Road North.** Located in a RA-60 District and designated on the Tax Maps of the Village as Section 67.15 Block 1 Lot 8. Request for approval of Planning Board's declared intent to act as Lead Agency for SEQRA purposes with regard to a proposed 3 lot subdivision which will also require frontage variances.

Although Mr. Lavery was absent from tonight's meeting, the Board had been made aware that he would have recused himself from this application.

Ms. Pattie McCluskey, Trustee for the Bell Family Trust, was present at tonight's meeting to answer any questions the Board might have with regard to the application. She did explain that a 6 lot subdivision had been proposed in the past but those plans had been dropped. This application proposed a 3 lot subdivision. Two of the proposed lots have houses on them and would be undisturbed. It is proposed that the third lot become a buildable lot. She also said that sewage and drainage issues would be discussed with the Village Engineer.

The Board had a short discussion about the approval request. Mr. Olcott said he thought it made sense for the Planning Board to take the lead. Ms. Wagner said she thought it was more in the purview of the Planning Board than this Board. Mr. Macdonald agreed.

The hearing was then opened up to the public and with no one stepping forward, Chairman Stephens closed the hearing.

Mr. Olcott made a motion to approve the Planning Board's request to act as Lead Agency for SEQRA purposes with regard to the proposed 3 lot subdivision. Mr. Macdonald seconded the motion. The motion passed 4 to 0 with all Members present voting in favor of the application.

3. APPROVAL OF MINUTES:

Ms. Wagner made a motion to approve the amended minutes of the April 13, 2016 Zoning Board of Appeals meeting. The motion was seconded by Chairman Stephens. The motion passed 3 to 0 in favor. Mr. Olcott abstained from voting on the minutes because he was absent from last month's meeting.

Ms. Wagner then made a motion to approve the amended Kraft – 52 Melrose Avenue Resolution from last month's meeting. Chairman Stephens seconded the motion. The motion passed 3 to 0 in favor. Mr. Olcott abstained from voting on the Resolution because he was absent from last month's meeting when the application was heard.

Chairman Stephens then made a motion to approve the ABM R. E. Mgmt. Corp. – 15 North Riverside Avenue Resolution. Ms. Wagner seconded the motion. The vote was 2 to 1 in favor and 1 abstention. Chairman Stephens and Ms. Wagner voted in favor; Mr. Macdonald was opposed; and Mr. Olcott abstained from voting because he was absent from last month's meeting when the application was heard. The Resolution, as written, could not be approved by the Board based on the vote. Chairman Stephens asked the Secretary to obtain Mr. Lavery's vote via email since he was present at last month's meeting when the application was heard.

Secretary's Note: Mr. Lavery emailed the Secretary on 5/13/16 with his approval of the Resolution as written; however, despite an email vote in favor, as a matter of procedure, the matter was re-moved for approval at the June 8, 2016 meeting. See June 8, 2016 ZBA minutes for vote and approval.

4. ADJOURNMENT:

The meeting was adjourned at 8:35 P.M.

Respectfully submitted,

Toni Cruz
Secretary, Zoning Board of Appeals