

DRAFT

Planning Board Meeting Minutes
August 15th, 2023
8:00 p.m.

PRESENT: Rob Luntz
John Ghegan
Geoffrey Haynes
Eva Thaddeus

ALSO PRESENT: Daniel O'Connor, P.E., Village Engineer
Len Simon, Village Board Trustee & Planning Board Liaison

ABSENT: Steve Krisky
Ann Gallelli, Village Board Trustee & Planning Board Liaison

1. CALL TO ORDER:

Chairman Luntz called the Planning Board meeting of August 15th, 2023 to order at 8:00 p.m.

2. NEW BUSINESS

a) McCabe, William – 9 Hudson Street (79.09-01-63) Accessory Apartment Application

William McCabe, property owner, was present in support of the application to legalize an existing accessory apartment. The applicant bought the house 16 years ago and was told it was a legal "mother/daughter", but when he tried to rent it out, he was told that it was not a legal accessory apartment. Chairman Luntz reviewed the criteria for an accessory apartment, and the applicant's home meets all the criteria but one. Village Code states that the entrance to the accessory apartment should not be visible from the street, and currently, it is. The applicant says that he will put up a small L-shaped wall to screen the apartment door. The applicant stated that he has already purchased the material, hard plastic fencing, to screen the entrance to the accessory apartment. There is room for six parking spaces at the property.

The applicant stated that he currently has a family member living in the space that will be the accessory apartment, and will rent it out when he can legally do so. Chairman Luntz asked the applicant about the debris on the premises, and the applicant stated that it would be addressed.

Chairman Luntz read out conditions 1-5 of the resolution, and the Planning Board decided to add a sixth condition stating that a screen would be installed in front of the accessory apartment door, seven- feet high, to ensure that the entrance was not visible from the street. The applicant accepted the six conditions of the resolution.

Geoff Haynes made a motion to approve the accessory apartment application for 9 Hudson Street with the additional provision that an enclosure be placed in front of the accessory apartment entrance, seconded by Eva Thaddeus, and the motion carried, 4-0.

b) Referral from Village Board for a recommendation on Local Law Introductory 17-2023 – A Local Law to Amend and Update Provisions of Chapter 230 Zoning of the Code of the Village of Croton on Hudson.

The Planning Board reviewed the above referenced referral from the Village Board. Chairman Luntz stated that some of the language in the existing code was outdated, and the suggested new language is

more of what is used currently, most notably, the definition of the word "Family." For zoning laws, the definition of family is important in terms of single-family, two-family and multiple-dwelling uses in the various zoning districts allowing these uses. Additionally, the updated code is written to include non-traditional families and criteria for determining if there is more than one family living in a dwelling. This would not apply to a boarding house where people are coming and going.

Other changes in the code seem are editorial updates, with no policy implications. Len Simon described it as a "clean-up" of the code, adding that future roll outs will be coming in, little by little.

The Planning Board also reviewed the Short Environmental Assessment Form that was included with the referral and had no changes.

Eva Thaddeus made motion to make a recommendation in favor of Local Law 17-2023 being adopted by the Board of Trustees, second by Geoff Haynes, and the motion carried, 4-0.

3) APPROVAL OF MINUTES

Draft Minutes August 1st, 2023

John Ghegan made a motion to approve the Planning Board minutes of August 1st, 2023, as amended, seconded by Eva Thaddeus, and the motion carried by a vote of 4 -0.

There being no further business to come before the board, the meeting was duly adjourned at 8:50 p.m.

Respectfully submitted,
Karen Stapleton
Secretary to the Planning Board