Village of Croton-on-Hudson
ENGINEERS OFFICE
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street, 2nd floor
Croton-on-Hudson, NY 10520-2501

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Asst. Building Inspector/*Assessor*
Joseph Sperber
Fire Inspector
Peter Anfiteatro

MEMORANDUM

Date: 12/8/15

To: Planning Board Chairman Luntz and Board Members

From: Daniel O'Connor

Subject: 74, 78 and 88 Grand Street – Minor site Plan Applications

The application materials for the above reference properties have been reviewed and comments are as follows.

1. Retaining walls over 6.5' in height are classified as accessory structures under the Zoning Code and are therefore required to be 5' minimum from the property, be located in the side or rear yards and not project closer to the street than the primary structure. Portions of the retaining walls on the plans exceed the 6.5' height and are not in compliance with the Zoning regulations. It the height of the walls and not reduced to comply with the Zoning Code a variance from the ZBA will be required.
2. Provide details for driveway aprons..
3. The plans should include notes for the sequence of construction.
4. It is recommended that the storm water system overflow lines for 74 and 78 Grand Street be installed in the same trench to minimize disturbance.
5. A cross lot easement is required to be granted over 74 Grand Street for the benefit of 78 Grand Street. The easement should be reviewed by the Village attorney and Village engineer and a copy of the filed easement shall be submitted to the Village Engineer prior to the issuance a certificate of occupancy for 74 Grand St. or a building permit for 78 Grand Street.
6. The storm water overflow for 88 Grand Street shows it being discharged onto the adjacent lower property. Additional information is needed as to how this pipe will terminate and the potential impacts to the adjacent downhill property.
7. Additional details and notes need to be provided on the plans for: storm water system pipes (material and diameters and min. slopes), yard drains and grates, , storm water system elevations, and storm water manhole and frame and cover.
8. Street trees and others being saved need to be protected with fencing and possible truck protection details of both should be included on the plans
9. Safety fencing should be considered on the high portions of the retaining walls in the front of the houses.

cc: File