



Planning Board

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

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MEMORANDUM

TO: Mayor Leo Wiegman and Board of Trustees

FROM: Robert Luntz, Chairman of Planning Board

SUBJECT: General Splice Corporation – 1 Niles Road (Sec. 68.14 Blk. 5 Lots 4, 5) –
Referral from Village Board regarding a special use permit for non-conforming
use

DATE: September 20, 2011

On September 13, 2011, the Planning Board reviewed the above-mentioned referral from the Village Board regarding a special use permit for non-conforming use for a mail order business and business that assembles parts or pieces of equipment, most notably conveyor belts. The Planning Board reviewed the submitted application materials which included a site plan, survey, Environmental Assessment Form dated August 19, 2011, and Coastal Assessment Form dated August 19, 2011. A site visit was conducted by the Village Engineer, Assistant Building Inspector, and a Planning Board Member on September 12, 2011.

A special use permit has been issued and renewed by the Zoning Board of Appeals since 1969. General Splice Corporation's representative, Ray D'Alvia, noted that the business has been at this location for over thirty years without any perceived impact to the environment or neighbors; nothing is stored outside the building; there are sufficient parking spaces for employee parking since currently there are only 2 employees, and at the most, there would be 6-8 employees employed by General Splice; and there are also sufficient parking spaces for small to medium sized trucks for deliveries of supplies and the shipping of parts for the mail order business.

Based on the above information and submitted materials, the Planning Board recommends to the Village Board the issuance of a special use permit for non-conforming use to the General Splice Corporation.