



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

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ROBERT LUNTZ

Members
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FRANCES ALLEN
BRUCE KAUDERER
STEVEN KRISKY

Attorney
JAMES STAUDT

Village Engineer
DANIEL O'CONNOR, P.E.

Secretary
RONNIE ROSE

MEMORANDUM

To: Village Board of Trustees
From: Robert Luntz, Chairman *RL*
Date: January 11, 2011
Subject: Community Markets – 20-40 Maple Street [former Blockbuster Store]
(Sec. 79.09 – 1 – 77) – Referral from Village Board for a special permit for indoor farmers market

At the Planning Board meeting on Tuesday, January 10, 2012, the Planning Board reviewed the above referenced application located in the C-2/Municipal Place Gateway Zoning District. The applicant proposes to hold a temporary indoor farmers market in the space once used for Blockbuster Video Store.

The Planning Board spent considerable time discussing the parking and traffic analyses for the proposed special permit. The applicant provided an analysis (attached) which showed the number of vacant parking spaces in Van Wyck 2 Shopping Plaza (VW2) and Van Wyck 1 Shopping Plaza (VW1) parking lots over a time period of four hours on a recent Saturday. There was also a discussion regarding potential parking spaces that might be available in the adjacent lot of Croton Commons and spaces along South Riverside Avenue (17 spaces).

The Planning Board members are primarily concerned with the volume of traffic that may be generated by the farmers market on one of the busiest days of the week in an already crowded shopping area and the lack of sufficient parking. Another concern raised is that the farmers market may negatively impact the adjacent owners and tenants' businesses, in particular Zeytinia's.

In reviewing Section 230-58, the Planning Board is concerned that the farmers market will prove detrimental to adjacent businesses both in limiting customer parking and disrupting traffic flow in addition to affecting adjacent businesses' sales. Therefore, the application does not meet the goal of compatibility of the location, size and character of the proposed use with the orderly development of the zoning district in which it is located and with that of adjacent properties in conformity with the zoning district applicable to such properties.

Since one of the Planning Board's biggest concerns is the lack of parking at this location, the Planning Board does not believe that this application meets the goal of safety, convenience and congruity with the normal traffic of the neighborhood and of the pedestrian and vehicular traffic generated by the proposed use.

Two of the Planning Board members supported going ahead with the market at this location despite the parking limitations, citing the temporary nature of the proposed indoor market, and a desire to promote development in the village. One member wanted to see a provision in the special permit in which if the parking proves to be a massive problem after two weeks, the Village has an "out" clause and the special permit could be terminated. One of the dissenting members was very concerned about other businesses' being hurt by the farmers market and recommends that the applicants approach the other businesses to obtain their consensus.

Although the members of the Planning Board were enthusiastic about the idea of an indoor farmers market in Croton, the Planning Board recognizes that the farmers market will need to use other properties for parking. The Planning Board voted 3-2 to make a positive recommendation for an indoor farmers market but not without concerns about legal parking availability (see the attached parking analysis prepared by the Village Engineer). The Planning Board also recommends that the applicants gain consensus from the other owners and tenants regarding the farmers market, and that the vendors use the Village property on Municipal Place (summer farmers market area) to park cars.

RL:rr
Attachments



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phone (914) 923 - 4837 fax: (914) 801-2336
www.communitymarkets.biz

January 9, 2012

Village of Croton-on-Hudson
Planning Board
1 Van Wyck St
Croton-on-Hudson, NY 10520

RE: Indoor Farmers Market Proposal

To Whom It May Concern:

Community Markets desires to set up a seasonal, indoor farmers market during the months of February through May 2012 in the former Blockbuster Video space located in the Van Wyck 2 Shopping Center. Attached you will find the following information for your review:

- ✓ Market Layout – Scheme 1
- ✓ Market Layout – Scheme 2
- ✓ Parking Analysis
- ✓ Site Map of Van Wyck 1 & 2 parking lots

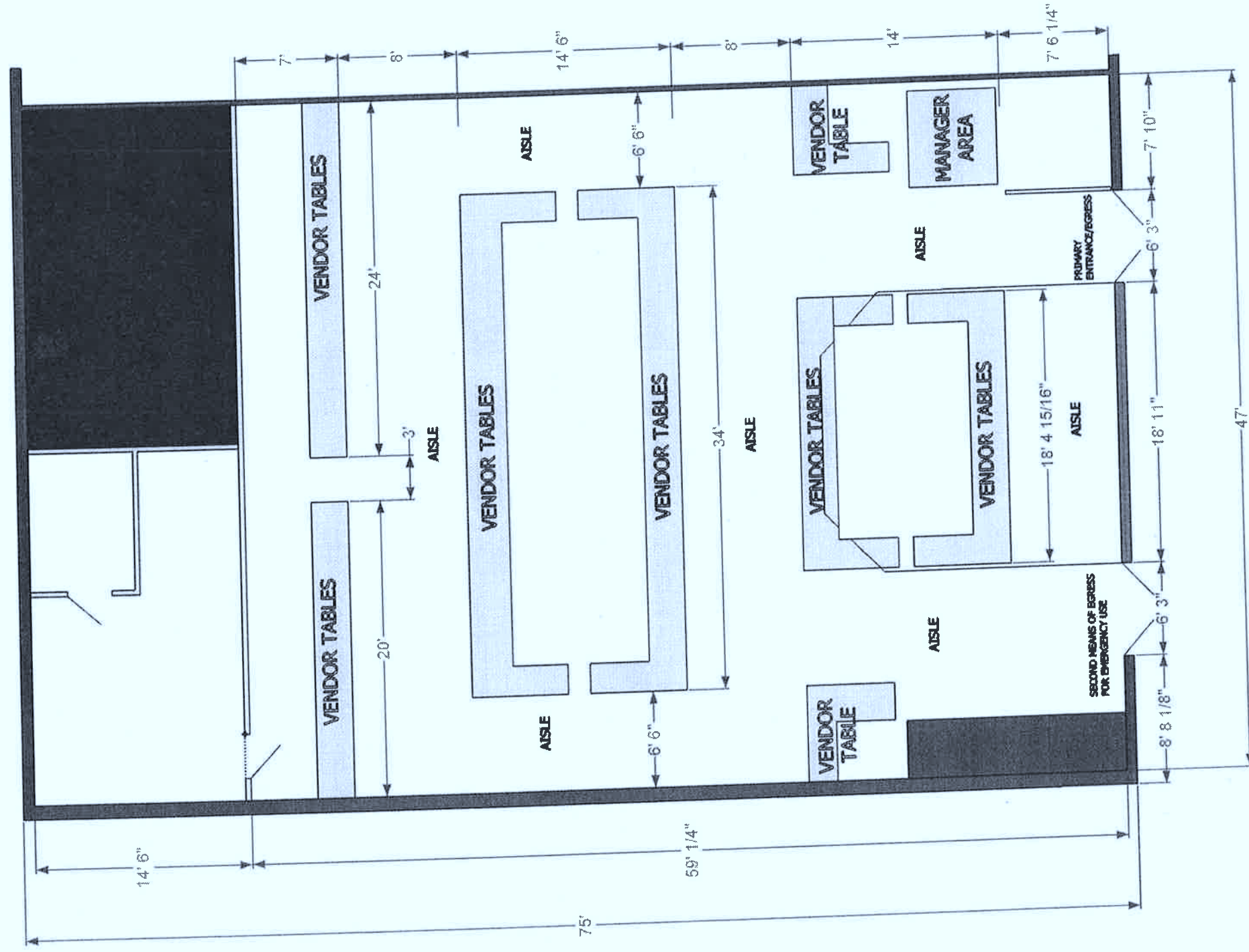
We look forward to reviewing our request at the Planning Board Meeting on January 10, 2012.

Sincerely,

Miriam Haas

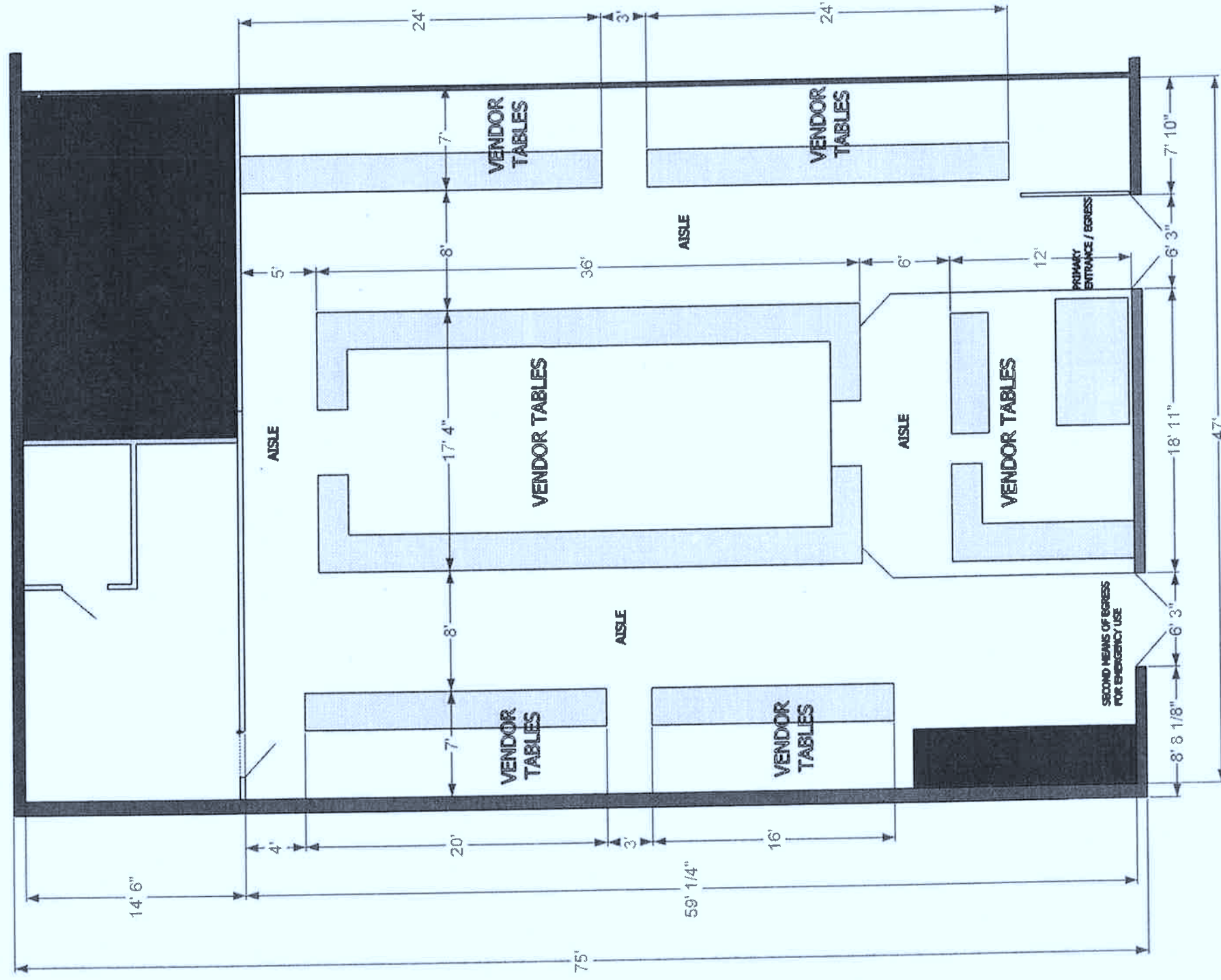
Miriam Haas
Director, Community Markets

mhaas@communitymarkets.biz



COMMUNITY MARKETS
CROTON-ON-HUDSON INDOOR FARMERS MARKET
PROPOSED LOCATION: VAN WYCK 2 SHOPPING CENTER
SCHEME 1

Scale: 1/8" = 1'-0"
January 9, 2012



Scale: 1/8" = 1' 0"
January 9, 2012

COMMUNITYMARKETS
CROTON-ON-HUDSON INDOOR FARMERS MARKET
PROPOSED LOCATION: VAN WYCK 2 SHOPPING CENTER
SCHEME 2

January 9, 2012



Van Wyck II Shopping Center Parking Analysis
Date: 1/6/2012

Base Parking Space Requirements	Area	1 parking space per X sq ft	Number of seats in Food Service facility	Number of seats requiring an additional parking space	Parking Results	Comment
First Floor Square Footage	9300	300			31	1 space per 300 SQ Ft of floor area was Std at time of approval, 1996
Contractor Office on second floor	750	300			3	Office is in one section of attic area, sq ft approximate
Basement self storage business office	250	300			1	self storage business has one small office approx 250 SQ FT
Basement self storage business	8500	?			2	some parking spaces should be added for this use which is about 8000 sq ft

Additional Parking Spaces Above Base Level

Empty Blockbuster Store	0	4	0
Dunkin Donuts	12	4	3
Nail Salon	0	4	0
Cappricio Pizza	64	4	16
Vacant Restaurant		4	0
Vacant restaurant has 50 seats and would require an additional 12.5 parking spaces if occupied			

Number of Existing Parking Spaces

31

This is with vacant restaurant, if reataurant opens number of required spaces would be 67 or a deficit of 36

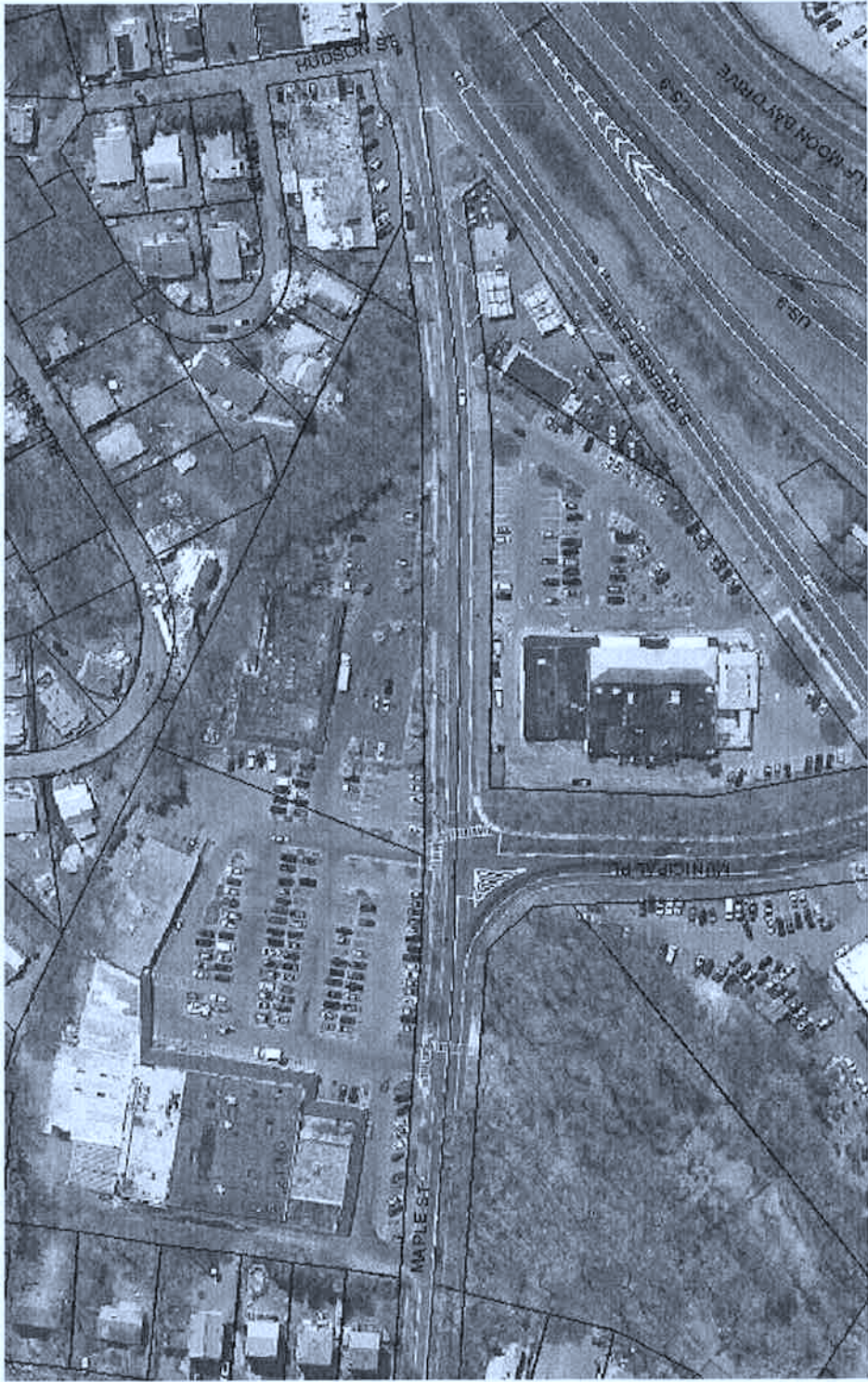
Number of Parking Spaces Required by zoning

55

Parking Space deficit

24

Overview of shopping plazas in area



Aerial Image from 2000

