



Planning Board

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

Chairman
ROBERT LUNTZ
Members
JOHN GHEGAN
GEOFFREY HAYNES
STEVEN KRISKY
EVA THADDEUS
Attorney
LINDA WHITEHEAD
Village Engineer
DANIEL O'CONNOR, P.E.
Secretary
KAREN STAPLETON

TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Luntz, Planning Board

RE: Recommendation to Village Board regarding Special Permit Application for a Three-Story Mixed-Use Building at 352 South Riverside Avenue

DATE: August 7, 2023

At its regularly scheduled meeting on April 1st, 2023, the Planning Board reviewed the referral from the Village Board regarding a special permit application from Ameriland Brook LLC to add a three-story mixed-use building next to the existing one-story.

The Planning Board had no objection to the Village Board acting as Lead Agency.

The Planning Board reviewed the application according to the following goals as stated in Section 230-58 of the Village Code:

A. The accessibility of all proposed structures to fire and police protection

The proposed building is right around the corner from the firehouse and police protection is not an issue. An automatic fire sprinkler system is required to be installed in the new building. It is recommended that the Fire Chief review the site plans.

B. The 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.

The location, size and character is what is being encouraged in the Gateway Zone. As proposed, this building would require a side and rear setback variance from the Zoning Board of Appeals since the required setbacks are 0-feet or 10-feet and 3-feet and 5-feet are proposed. Also, a variance is required since more than 50% of the dwelling units are more than two-bedrooms (Section 230-20.3B (3)(A)(3)).

C. The safety, convenience, and congruity with the normal traffic of the neighborhood and of the pedestrian and vehicular traffic generated by the proposed use, taking into account the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets.

The Planning Board believes that this proposed new building will not generate a lot of traffic, but it will be incongruous for pedestrian access if built to the design of the current plans with access to the apartments on the side of the building.

D. The compatibility of the location and height of the buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site with adjacent land and buildings and their appropriate development.

The height and nature of the proposed building is similar to other existing buildings. Additionally, in order to get the required parking spaces, it is proposed for four trees to be removed. The Planning Board suggests planting new trees and improving the current landscape island. Specifically, the Planning Board recommends that at least the two street trees on Clinton Street be relocated or replaced by new trees.

E. The preservation of ecological or environmental assets of the site or adjacent lands.

The Planning Board felt that the landscaping and loss of trees applied to this goal as well.

The Planning Board reviewed the Short Environmental Assessment Form and believed that on question # 11 which asked if the proposed action would connect to existing wastewater utilities, the answer should be Yes, but it was checked No. Additionally, on page 1 of the SEAF, it incorrectly states that the name of the action or project is a one story and converting to a four-family mixed-use building when in fact it should say converting to a five-family mixed-use building.

In summary, the Planning Board is in favor of the size, bulk, and use of this mixed-use building proposal but has reservations around access and the entrance to the building. The Planning Board recommends moving the entrance to another location, preferably the rear of the building. The Planning Board would support a variance that would allow the current proposal for five two-bedroom apartments. The Planning Board would also consider waiving some required off-street parking spaces in order to save the existing street trees on Clinton Street. The applicant has submitted some data on the availability of on-street parking spaces and the Planning Board would work with the applicant to request additional data that would be reviewed in determining whether or not any off-street parking spaces can be waived.

352 SRA Off-Street Parking Calculations

Existing service floor area 1791 sq ft

New Tenant floor area 736 sq ft

Total Comm service floor/Retail area 2527 sq ft

Required parking for Comm service floor/Retail area = $(2527/250)$ 10.1 spaces

Required extra parking for food service 1 per 4 seats 64 seats/4 16 spaces

Apartments 5 two-bedroom apartments 2 per apt 10 spaces

TOTAL PARKING SPACES REQUIRED 36

352 S Riverside Ave (across on Hudson)

→ the side of my restaurant

→ Store name / closing time

① Hartman Deli # 358

② Carmen's Unisex # 364

③ Pedego Electric Bike # 364
at 6:00

④ Music Academy # 363
4 cars
6:00 or 8:00

* On street parking

→ On the side opposite my restaurant

→ Store name / closing time

① Auto spa # 353
5 cars
at 4:30

② Happy Hearts # 365
5:00

③ Co Co Nail spa # 347
4 cars
7:00

④ Best Nail Plaza # 440
6:00 or 7:00