



Planning Board

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TO: Mayor Pugh and the Board of Trustees

FROM: Robert Luntz, Chairman of the Planning Board

RE: Special Permit Renewal Application – ShopRite Supermarkets, Inc.

DATE: January 19th, 2024

At its regularly scheduled meeting on January 16th, 2024, the Planning Board of the Village of Croton-on-Hudson reviewed the referral from the Village Board regarding an application from ShopRite Supermarkets, Inc. to renew their special permit to operate a retail store at 440 South Riverside Avenue. P. Daniel Hollis, attorney for ShopRite, attended the meeting via Zoom.

The Planning Board's Amended Site Plan resolution, dated May 10, 2016 contained a condition that, "A parking lot maintenance agreement be required for the upkeep of the landscape trees and said agreement be signed by the landlord and the Village; That a draft of the agreement be submitted to the Planning Board for review and comment and recommendations to the Village Board." The above agreement was never completed.

The Planning Board believes that ShopRite is an important retail business in the Village, however there remain concerns about a parking lot maintenance agreement between the property landlord and the Village.

The Planning Board believes that the ShopRite parking lot is in need of maintenance and improvements, including, but not limited to repair of broken sidewalks, maintenance of signs that are bent, on the ground or otherwise damaged, restriping of pavement markings (crosswalks, etc.), maintenance of landscaping, improvements to the pedestrian walkway down the main entrance, and other maintenance and improvements. The Planning Board would like a condition in the maintenance agreement to be that the parking lot will need to be inspected regularly and an annual report sent to the Village.

The Planning Board would like to review the parking lot maintenance agreement before making a recommendation on renewing the special permit.