



Planning Board

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

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TO: Chairperson Christine Wagner and the Village Zoning Board of Appeals

FROM: Rob Luntz, Chairperson, Planning Board

RE: Recommendation to ZBA in Support of Required Variances for Proposed Three-Story Mixed-Use Building at 352 South Riverside Avenue

DATE: February 5, 2024

Beginning on August 1st, 2023, the Planning Board reviewed the application from Ameriland Brook LLC to add a three-story mixed-use building next to the existing one-story restaurant. The applicant received a special permit from the Village Board, and after multiple appearances at the Planning Board, received Site Plan Approval for the Proposed New Mixed-Use Building on December 5th, 2023

The location, size and character are 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 is proposed for both side and rear yards. Also, a variance is required since more than 50% of the dwelling units are two-bedrooms (Section 230-20.3B (3)(A)(3)). A variance for the store front glass area will also be required.

The Planning Board is in favor of the size, bulk, and use of this mixed-use building proposal. The way that it is proposed, the front façade of the new building will line up with the front façade of the existing building as well as with the front of the adjacent Harmon Deli.

The glass area for the first-floor commercial premises is approximately 25% versus the required 60% area of the store front, but are designed to match the windows on the street level façade of the front of the existing building.

No adverse effect or impact on the physical or environmental conditions in the neighborhood or district is anticipated from this project. The three-story building will enhance the Harmon business district and provide needed housing opportunities for the Village.

The Planning Board is in favor of the Zoning Board of Appeals granting the requested variances for the proposed three-story mixed-use building at 352 South Riverside Avenue.