

Village of



Croton-on-Hudson

Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783, Fax: 914-271-3790

Planning Board
and
Village Board
Application

Rev 3/23

Note: Prior to submitting this application, contact Planning Board Secretary at 914 271-4783

Application Date:

3/14/24

Application #:

20240125

(for Village Use Only)

Property Information:

Section: 78.8

Block: 7

Lot: 7

Property Location (street address): 18 Old Post Rd S, Business Address of 121 Maple Street

Zoning District: C-1 Central

Commercial Lot: ☒yes ☐no

Vacant Lot: ☐yes ☒no

Applicant Information: ☐Owner ☐Contractor ☒Lessee ☐Other:

Last Name: Moir

First Name: Lisa

Company: MG's Homemade LLC, DBA The Blue Pig

Address: 121 Maple Street (business): 151

City:

State:

Zip Code

Office #:

Cell #:

E Mail Address: ljmsw@optonline.net

Property Owner: ☐Same As Above

Last Name: Franzoso

First Name: Mark & Jessica

Company:

Address: 33 Croton Point Ave

City: Croton on Hudson

State: NY

Zip Code 10520

Office #:

Cell #:

E-Mail Address:

Application Type: (Please check those that apply)

- | | | |
|---|---|--|
| ☐ Site Plan* | ☒ Amended Site Plan* | ☐ Minor Site Plan |
| ☐ Change of Use | ☐ Amended Site Plan Extension | ☐ Minor Site Plan Extension |
| ☐ Building Envelope Modification | | |
| ☐ Wetlands Permit * | ☐ Village Board Special Permit * | |
| ☐ Steep Slope Permit * | ☐ Village Board Special Permit Renewal * | |
| ☐ Excavation & Fill Permit | | |
| ☐ Preliminary Subdivision | | |
| ☐ Final Subdivision | | |

**note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, zoning amendments, etc.) that have been referred to them by the Village Board for a recommendation. No public hearing before the Planning Board is required for referral applications.

Per §230-57, the submission should also include the following documentation:

A. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.

B. A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.

C. Evidence that the proposed use is consistent with the goals of the Village Master Plan.

D. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.

E. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.

F. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

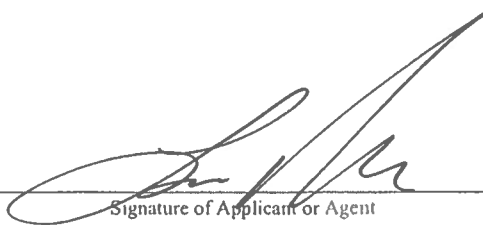
INSTRUCTIONS: Please submit eight (8) paper copies (Nine copies if a special permit from the Village Board is also required) of supporting materials to the Planning Board Secretary and one (1) pdf file of all application materials to engineering@crotononhudson-ny.gov

I, certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Applicant certifies that he is authorized by the Owner of subject premises to conduct the project described above.

Lisa Moir

Applicant's Name (please print)



Signature of Applicant or Agent

3/20/24

Date

FOR VILLAGE USE ONLY:

Fee: _____ Paid on: _____ Rec'd by: _____

TAXES PAID: _____ LEASE AGREEMENT (If applicable) _____

HEARD BY THE VILLAGE BOARD ON: _____ (date) HEARD BY THE PLANNING BOARD ON: _____ (date)

PUBLIC HEARING HELD ON: _____ (date) PUBLIC HEARING HELD ON: _____ (date)

APPROVED: _____ DENIED: _____ APPROVED: _____ DENIED: _____

**Lisa Moir
The Blue Pig
121 Maple Street
Croton on Hudson, NY**

Re: Planning Board Application Attachment

Seeking to convert off-street parking spaces into a patio area with outdoor tables and chairs. Zoning Board of Approvals granted a variance on February 8, 2024 to allow for the elimination for the off-street parking spaces with conditions (see attached).

RESOLUTION

NOTICE IS HEREBY GIVEN THAT; **Lisa Moir, Business Owner (The Blue Pig)**-has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a parking variance from Village Zoning Code Section 230-35 for the elimination of off-street parking. The property, at **18 Old Post Road South** with a business address of **121 Maple Street**, is located in a C-1 Central Commercial District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 78.8 Block 7 Lot 7.

This proposed action is considered a Type II Action under the State Environmental Quality Review Act (SEQRA) therefore, no Negative Declaration is required.

A public hearing having been held after due notice, this Board, after reviewing the application and viewing the premises and neighborhood concerned, finds:

1. No undesirable change in the character of the neighborhood nor detriment to nearby properties will be produced by the granting of the variance.
2. The benefit sought by the applicant cannot be achieved by a method other than the requested variance.
3. The requested variance is substantial.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and in fact, will likely improve traffic and safety conditions in the area.
5. The difficulty alleged by the applicant was self-created.

NOW, THEREFORE, BE IT RESOLVED, that a variance to eliminate off-street parking spaces be **GRANTED** subject to the following conditions, and further finds the variance granted herein is the minimum variance necessary and adequate.

Motion: Mr. Mastronardi

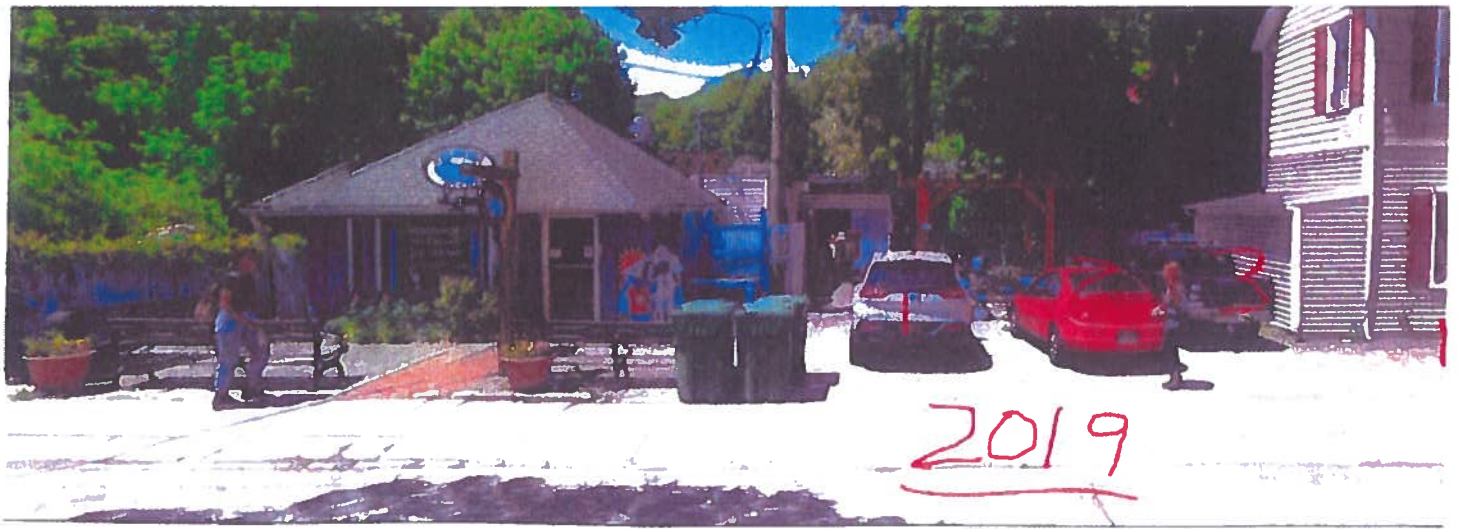
Second: Mr. Tuman

Vote: AYES-5 NAYS-0

Condition(s):

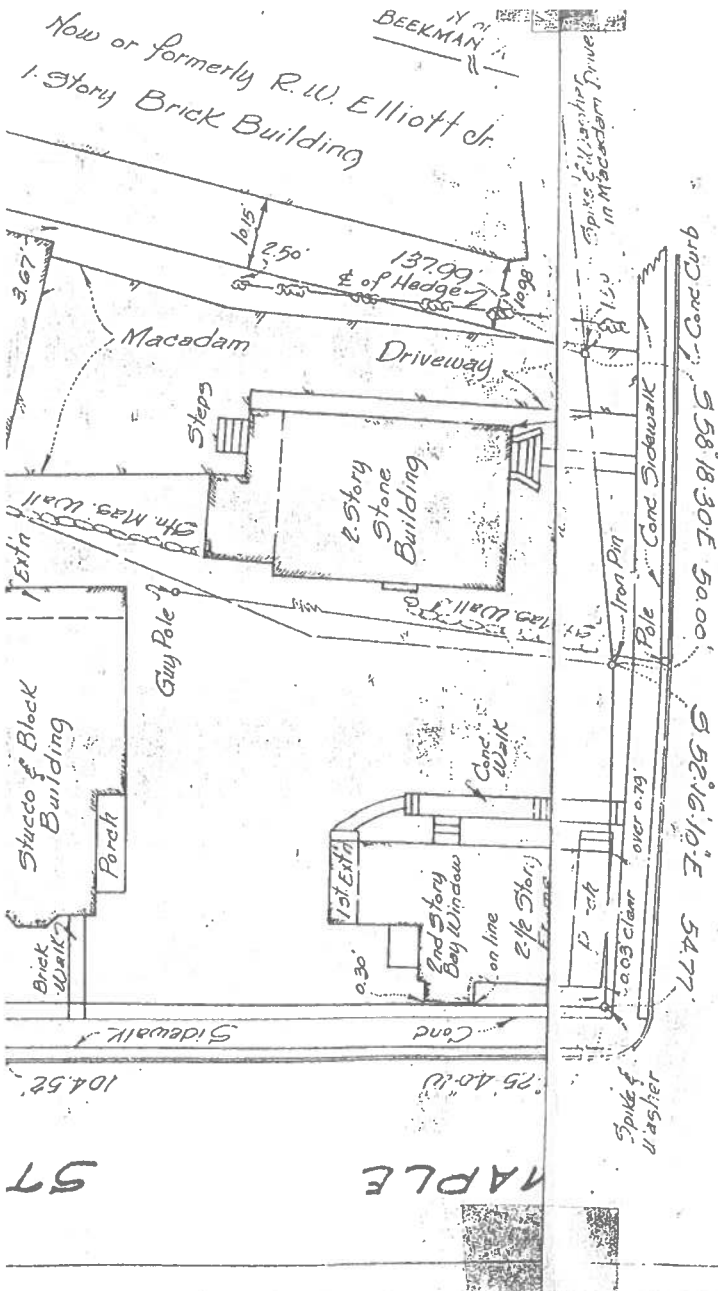
1. That, according to Section 230-164(E), "Unless work is commenced and diligently prosecuted within one (1) year of the date of the granting of a variance or special permit, such variance or special permit shall become null and void".
2. That, the variance is granted based on the plans and other documents submitted in support of the application.
3. That, the variance is granted with the condition that the applicant shall apply to the Planning Board for an amended site plan approval within 60 days of the granting of this variance and meet any conditions of the site plan approval within the time frames set forth by the Planning Board otherwise the variance becomes null and void.

2/8/24



The current condition of the site is as shown in the April 2023 Google street view image below – all four off-street parking spaces have been eliminated and have been replaced with an outdoor tables and chairs.





OLD POST ROAD SOUTH

SURVEY OF PROPERTY
SITUATE IN THE
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER CO., N.Y.
PREPARED FOR
PETER FRANZOSO
SCALE 1"=20'

Area - 13,797 SF (0.317 Ac.)

RECEIVED
DATE 3/8/78
VILLAGE ENGINEER

"All certifications hereon are valid for the map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon."

Surveyed Feb. 27, 1978
W.A. Slater
W.A. Slater, C.P.S.
Ossining, New York

Note: Snow and ice on ground during this survey.
RVS 644 672 - 2738

18 Old Post Road South (Blue Pig)

Prior Variances

Tax Map #78.8-7-7
(Formerly 40-209-44)

May 6, 1946: ZBA-Variance granted to add an addition onto an existing garage.

1. A variance was also granted for a free-standing sign.

November 10, 1976: ZBA -Variance granted for off-street parking for a proposed arts & crafts gallery (1st Floor of 18 OPRS); apartment on 2nd floor.

April 14, 1982: ZBA-Variance issued to permit residential use of the first floor provided that 3 off-street parking spaces be provided.

May 8, 1985: PB- Change of use from residential (on first floor) to commercial use for Franzoso Contracting office (1st floor).

*Cozy Corner Deli was where Blue Pig is now.

The change of use was approved (3-2) based on plans dated 5/17/85. Any additional required parking is waived. Three spaces provided PB noted that it was not deciding on the allocation of the parking spaces between the businesses.

July 6, 1992: Special Permit to allow for outdoor displays and dining

April 23, 2014: PB Amended Site Plan Approval for the construction of a pergola over patio area and installation of freestanding sign.

February 8, 2024: ZBA-variance granted to eliminate off street parking space with conditions.

RESOLUTION

WHEREAS, on April 22, 2014, the Planning Board held a public hearing on an Amended Site Plan application for **MG's Homemade DBA "The Blue Pig"**, hereafter known as "the Applicant." The subject property, owned by Mark Franzoso, is located at 121 Maple Street (Tax Parcel Address: 18 Old Post Road South) in the C-1 General Commercial Zoning District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.08 Blk. 7 Lot 7; and

WHEREAS, the proposal is for the construction of a pergola over the patio area and the installation of a freestanding sign and the waiver of the requirements for the freestanding sign; and

WHEREAS, on April 16, 2014, the Visual Environment Board (VEB) reviewed the application, and provided comments to the Planning Board; and

WHEREAS, the Planning Board reviewed and discussed said comments from the Advisory Board of the Visual Environment (VEB) on April 22, 2014; and

WHEREAS, the Planning Board, per Section 230-44(q), determined that compliance with the requirement that the building be at least 25 feet from the curb line for a free standing sign to be allowed would cause a hardship, and therefore, the Planning Board waived the requirement; and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); therefore, no Negative Declaration is required; and

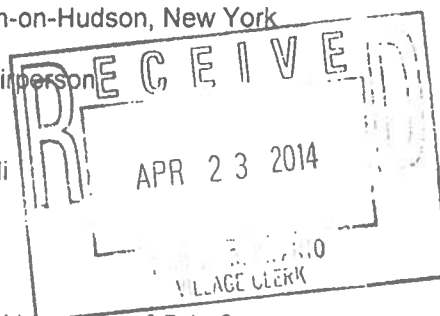
NOW, THEREFORE BE IT RESOLVED, that the Amended Site plan application as shown on the submitted drawings dated April 4, 2014, and the plans for the "12 X 12 Timber Frame Pergola" designed by Timber Frame Headquarters (©2012), be approved with the following conditions:

- 1) That the pergola be located so that it meets the required setback of a minimum of 10 feet from the rear property line.
- 2) That the freestanding sign not extend over the sidewalk.
- 3) That the freestanding sign not be more than 10 feet above the ground.
- 4) That the No Parking and other signs be relocated as determined by the Village Engineer and the Department of Public Works.
- 5) That, as recommended by the Advisory Board of the Visual Environment, the wood sign posts be the same untreated lumber as is used for the pergola, and that all timber framing be sealed to retard decay.

In the event that this amended site plan is not implemented within three (3) years of this date, this approval shall expire.

The Planning Board of the Village of Croton-on-Hudson, New York

Robert Luntz, Chairperson
Bruce Kauderer
Steve Krisky
Rocco Mastronardi
Richard Olver



Motion to approve by Mr. Olver, seconded by Mr. Krisky, and carried by a vote of 5 to 0.

Resolution accepted at the meeting held on April 22, 2014.

Received

APR - 4 2014

Engineers Office

APPROVED

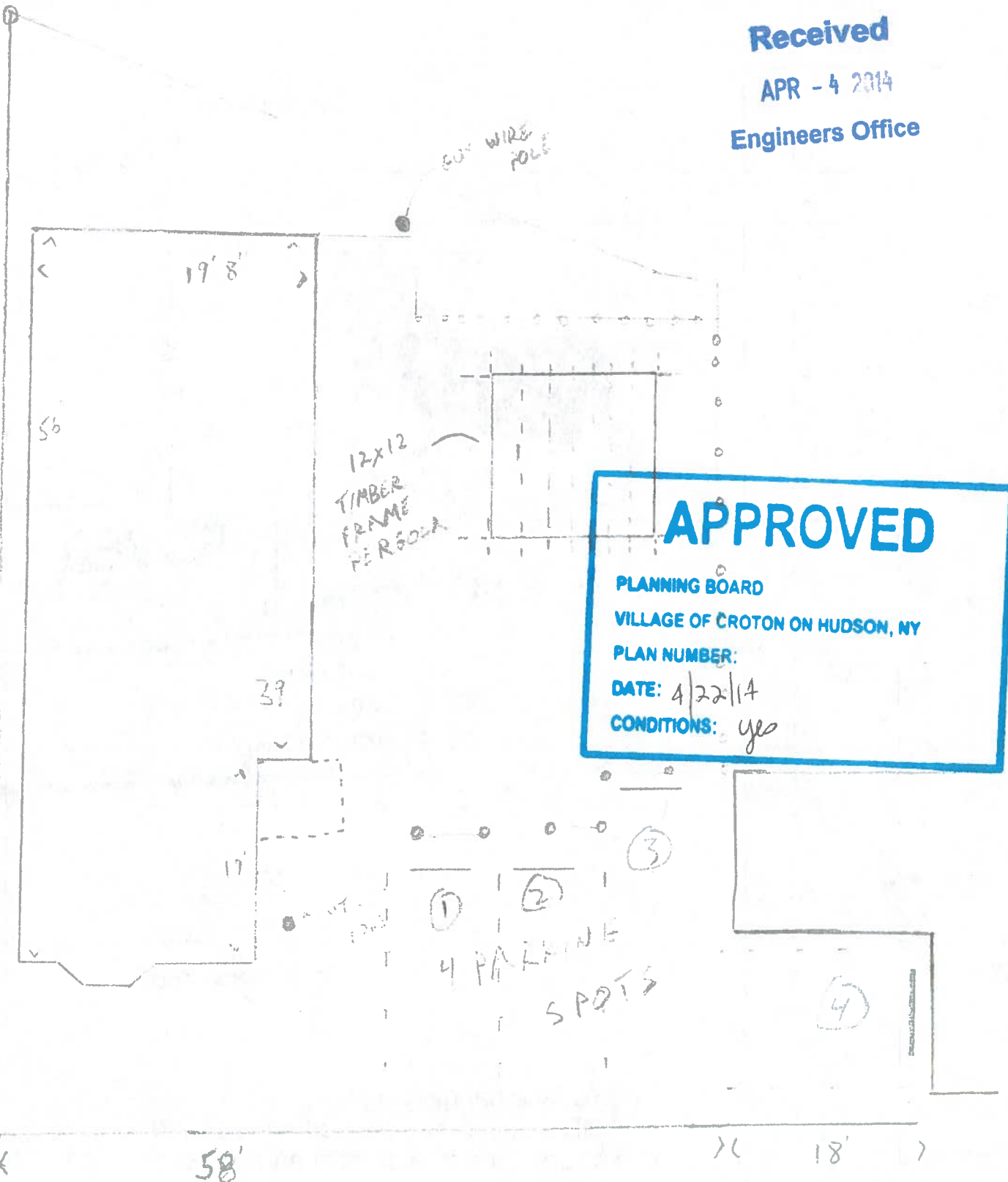
PLANNING BOARD

VILLAGE OF CROTON ON HUDSON, NY

PLAN NUMBER:

DATE: 4/22/14

CONDITIONS: yes



MAPLE ST

1" = 10'