



Planning Board

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TO: Mayor Pugh and the Board of Trustees

FROM: Robert Luntz, Chairman of the Planning Board

RE: 325 South Riverside Avenue Special Permit Application

DATE: August 7, 2024

At its regularly scheduled meeting on August 6th, 2024, the Planning Board of the Village of Croton-on-Hudson reviewed the referral from the Village Board regarding a Special Permit Application from Ryan Kao of CTRH LLC, to construct a three-story mixed-use building at 325 South Riverside Avenue (79.13-1-60).

The Planning Board reviewed the following objectives and goals:

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

The property is served by the Croton-on-Hudson Fire and Police Departments. Its location at the intersection of South Riverside Avenue and Oneida Avenue provides sufficient accessibility to the proposed structure. The proposed mixed-use building will have a fire sprinkler system installed as required by Village Code. A fire hydrant is located directly across the street.

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 Planning Board suggests that the architecture should be softened and the signage redesigned to fit in with the character of the neighborhood. The Planning Board suggested that the applicant look at the Capriccios Pizza and Baked by Susan Bakery and take cues from their aesthetics.

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 particular 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 there should be an adjustment relative to parking and access to parking. The Planning Board discussed possibly having separate entrances and exits and suggested that the applicant consider employee parking at another location to leave the proposed 15 parking spaces for the commercial space for customers of the pharmacy. The Planning Board recommends that different optional conceptual onsite parking and traffic flow configurations be provided for review such as, a one way entrance off of South Riverside Avenue and exit onto Oneida Avenue, etc.

The Planning Board recommends that pedestrian walkways from the sidewalk on South Riverside Avenue to the proposed entrance be enhanced with special attention being given to the streetscape along South Riverside Avenue and Oneida Avenue.

The applicant will also need to apply to the Zoning Board of Appeals for a front yard and side yard setback variances.

D: The compatibility of the location and height of 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.

With the existing proposal, some trees are being lost. This is something that will need to be addressed during site plan review. The Planning Board noted that all existing trees should be shown on the site plan as trees along the property line with Capriccios Pizza are not shown on the site plan.

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

As stated above, the Planning Board asks that all existing trees be shown on the site plan and will be paying attention to any that will possibly need to be removed.

The Planning Board reviewed the Coastal Assessment Form and found that under "C. Coastal Assessment 1, where Yes is checked, it should be explained under the Remarks section that the entire Village is in a coastal area.

The Planning Board reviewed the EAF and notes that under #6 that the proposed building may not be consistent with the predominant character of the existing built ... landscape.

The Planning Board voted unanimously to have the Village Board of Trustees act as Lead Agency on this project.