

RESOLUTION

WHEREAS, the Planning Board held a public hearing on an Amended Site Plan application on Tuesday, October 1, 2002 for Croton Autopark, hereafter known as "the Applicant," located at One Municipal Place and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.12 Block 3 Lot 2 (formerly Sec. 21 Blk. 209 Lot 72-C); and

WHEREAS, the proposed project includes additional landscaping; modifications to the parking; and an application for a free-standing sign; and

WHEREAS, site visits were made to the Croton Autopark by the Planning Board; and

WHEREAS, under the requirements of Local Law 7 of 1977, the Planning Board has determined that there will be no adverse impacts resulting from the proposed application that cannot be properly mitigated.

NOW, THEREFORE BE IT RESOLVED, that the Amended Site Plan application as shown on drawing SY101 entitled "Site Plan," and drawing A201 entitled "Elevations and Signage," prepared by Neil Carnow, A.I.A., Architect, dated March 27, 2002, last revised September 12, 2002, be approved subject to the following conditions:

1. The parking of automobiles beyond the property line adjacent to Municipal Place and South Riverside Avenue, on the NYS Right-of-Way, is subject to consent by the NYSDOT. The parking of vehicles as shown on SY101 is approved by the Planning Board only for the present Applicant.
2. The Applicant will provide eight (8) trees of no less than 2-inch caliper to be planted by the Village at the locations shown on the above-referenced site plan.
3. Drawing SY101 will be amended to show a 15' buffer from adjacent properties on Beekman Avenue and also to show location of exterior lights on the building.
4. All loading/unloading of supplies for the Parts Department will take place either on Riverside Avenue or on-site from the Riverside Avenue entrance, not on Municipal Place. This condition is subject to reconsideration for up to two (2) years at either the Applicant's or the Village's discretion.
5. No more than seven (7) vehicles will be located on the rock on the northeast side of the property for display purposes.

6. All banners will be removed from poles on the site and no new signs, as defined in 230-44M., shall be installed except as noted on SY101 for a semi-annual temporary event.
7. Except as modified by the discretion of the Planning Board by this site plan approval, all other provisions of Chapter 230-44 which apply to Motor Vehicle Sales and Service agencies shall apply, specifically 230-44P.(6)(c)[2] having to do with signs on the interior and exterior of individual vehicles.
8. On-site adjustments will be made and maintained by the Applicant to the existing lights on the site to ensure that there will be no off-site glare. The Applicant will return to the Planning Board the first Planning Board meeting of November 2002 to review the status of the lighting adjustments. Further reviews may be scheduled until the Planning Board is satisfied with the result, but not to extend past January 31, 2003.
9. The driveway areas behind the building must be kept clear and passable to assure emergency vehicle (including fire truck) access around the building perimeter at all times and also meet the requirements of Sec.125-5A and B (Fire Prevention) of the Village Code.
10. All vehicle-inventory loading and unloading must occur on Riverside Avenue northerly of the existing main driveway. Hours permitted for loading and unloading vehicles shall be restricted to occur between 7:00 A.M. and 11:00 P.M. on weekdays. No more than one (1) delivery truck may be present on the road at the same time.
11. Under normal operating conditions, the cars on the site shall not exceed the number of parking spots shown on the site plan but, for limited periods of time, additional cars can be on site provided they meet the conditions in Section 125-5A and B (Fire Prevention) of the Village Code. The (corresponding) note on the parking count on SY101 should be changed, accordingly.
12. No stacking or double-deck parking of vehicles shall be permitted.

In the event that this Amended Site Plan is not implemented within one (1) year of this date, this approval shall expire.

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

Ann H. Gallelli, Chairperson
Fran Allen
Ted Brumleve
Joel Klein
Andrew Zelman

Motion to approve by Mr. Zelman, seconded by Ms. Allen and carried by a vote of 4 to 1. Mr. Klein was opposed.

Resolution accepted with the minutes of the meeting held on Tuesday, November 12, 2002.