

BOARD OF TRUSTEES AND PLANNING BOARD AUTHORITY

SPECIAL PERMIT AND SITE PLAN CONSIDERATIONS

1 Croton Point Avenue – TOD Multifamily Project

January 30, 2025

I. Board of Trustees Authority

A. Issues reserved to Board of Trustees for Special Permit review (Village Code § 230-57)

1. Whether proposed use is permitted by special permit.
2. Municipal costs, services and prospective revenues from proposed use.
3. Whether proposed use is consistent with Village Master Plan.
4. Probable future traffic and access in the vicinity of the proposed use.
5. Stormwater Pollution Prevention Plan (SWPPP) consistency with Village Code.
6. Compliance with NYS or federal regulations.
7. SEQRA.
8. Consistency with LWRP.
9. Provision of a public amenity.

B. Issues reserved to Board of Trustees subject to referral to Planning Board (Village Code § 230-58).¹

1. Public health, safety and welfare and the comfort and convenience of the public in general and of residents of the immediate neighborhood.
2. Accessibility to fire and police protection.
3. Compatibility of location, size and character of proposed use with the orderly development of its zoning district and that of adjacent properties.
4. Safety, convenience and congruity with normal traffic and pedestrian and vehicular traffic from proposed use, taking into account location and size of proposed use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets.

¹ Issues addressed in the August 8, 2024, Planning Board memo to the Board of Trustees.

5. Compatibility of location and height of buildings, location, nature and height of walls and fences and nature and extent of landscaping with adjacent land and buildings and their appropriate development.
6. Preservation of ecological or environmental assets of the site or adjacent lands.

C. Issues addressed by Board of Trustees in Special Permit Resolution No. 260-2024.

1. Accessibility of the structure for fire and police protection.
2. Compatibility of the location, size and character of proposed use with orderly development and that of adjacent properties in conformity with the zoning district applicable to such properties.
3. Whether location of Project meets requirements of Zoning Code regarding Transit Oriented multi-family development.
4. Whether the size and character of the building is appropriate and in conformity with the Zoning District (ie. numbers of floors and units).
5. The safety, convenience and congruity with the normal traffic of the neighborhood and access to the site for vehicles and school buses.
6. Whether visual impacts of the location and height of the building are compatible with adjacent land and buildings.
7. Preservation of ecological or environmental assets of the site or adjacent lands.

II. Planning Board Authority

A. Issues reserved to the Planning Board by the Special Permit Resolution No. 260-2024.

1. Architectural and aesthetic design of the Project.
2. Final details on access.
3. Applicant's coordination with the NYSDOT on signal timing adjustments on Croton Point Avenue per traffic study.
4. Review and final approval of landscaping plans.
5. Layout of proposed water and sewer systems and fire flow to Property.

B. Issues for Planning Board review under Village Code § 230-70 and the Supplementary Regulations of Article VII to the extent applicable but not addressed under Special Permit review and approval.

1. Screening and landscaping
2. Lighting.
3. Signs.
4. Solar energy system (Tier 1).
5. Geothermal energy system.
6. BESS.
7. Performance standards for objectionable elements ie. dust, noise, and vibration during construction, odors and glare from lighting.
8. Drainage system and layout.
9. Loading area.
10. Water supply and sewage disposal facilities.
11. Fire lanes, emergency zones and fire hydrants.
12. Pedestrian access and circulation on site and on adjacent streets.
13. Quality of architectural features.
14. Windows and doors.
15. Roof form.
16. Features and details.
17. Wall materials.
18. Diversity of design.
19. Overly repetitive use of the architectural features.
20. Overly similar treatment of building elevations.
21. Excessive identical repetition of architectural style or treatment.