

DRAFT

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Planning Board Meeting Minutes
June 3, 2025
8:00 p.m.

PRESENT: Rob Luntz
John Ghegan
Geoffrey Haynes
Steve Krisky
Eva Thaddeus

ALSO PRESENT: Daniel O'Connor, P.E., Village Engineer
Len Simon, Village Board Trustee & Planning Board Liaison
Dan Pozin, Village Attorney

ABSENT: Nora M. Nicholson, Village Board Trustee & Planning Board Liaison

1. CALL TO ORDER:

Chairman Rob Luntz called the Planning Board meeting of June 3, 2025 to order at 8:01 p.m.

2. NEW BUSINESS

- a) 368 S. Riverside, LLC, 368 South Riverside Ave. (79.13-1-71) Application for Special Permit and Amended Site Plan to add a second story on an existing rear dwelling

Architect John Power was present in support of the application. A variance was granted in May of 2021, legalizing an existing cottage behind a commercial space on this mixed-use property to be used as a studio apartment. With this application, the applicant is looking to construct a second floor on to the existing structure allowing for improved living space, potentially increasing the tenants from one person to two. The proposed addition will be a one-bedroom unit with a small office space. The applicant received the required variances.

There is no issue with the height of the building, and the building footprint is not changing. This is not an accessory cottage, it is a mixed-use property, with an accessory building out back. There is sufficient parking according to current parking requirements.

Steve Krisky made a motion to hold a public hearing for 368 S. Riverside, LLC's applications for a special permit and amended site plan, seconded by John Ghegan, and carried, 5 – 0.

- b) Discussion of Chapter 116, Environmental Review, of the Village Code to update the list of Type II actions for the Planning Board

As per Dan O'Connor, years ago, NY State allowed local agencies to adopt their own list of Type II actions, actions that are not considered to have a significant impact on the environment. The Village Board of Trustees, Planning Board, Zoning Board, and others adopted lists of actions that they considered to be Type II actions. Now that the Planning Board is issuing special permits, the Planning Board's list should be updated. A revised list of Type II actions for the Planning Board is attached to these minutes.

3. OLD BUSINESS

- a) Referral from Village Board of Trustees to review an application to Renew a Special Permit from Ordonez, Marco – MJ Auto Repair 1 Corp., 425 South Riverside Ave. (79.13-2-91)

Marco Ordonez was present in support of the application. Chairman Luntz said only action is to call for a public hearing on this application to renew the special permit for a repair garage at 425 S. Riverside Ave.

Geoff Haynes made a motion to call a public hearing for MJ Auto Repair 1 Corp.'s application to renew their special permit to operate a repair garage at the next regularly scheduled Planning Board meeting, seconded by Eva Thaddeus, and carried, 5 – 0.

4. APPROVAL OF MINUTES - *Draft Minutes May 20th, 2025*

Geoff Haynes made a motion to approve the Planning Board minutes of May 20th, 2025, as amended, seconded by Steve Krisky, and the motion carried by a vote of 5 – 0.

5. ENGINEER'S REPORT

Steve Krisky asked about the design center on Albany Post Road and the status of their temporary certificate of occupancy. Dan O'Connor said that the owner of the design center needs to go back to the department of transportation to work out some arrangement as the property owner encroached on the DOT's right of way. Steve Krisky believes that the property is an eyesore.

Steve Krisky brought up the sign for Historic Hudson Valley and noted that their sign on 9A is visibly rusting, drab, and unattractive. Steve Krisky says that as it is the first thing that you see driving into Croton, the sign should be updated. The Planning Board discussed sending a letter voicing concern to Historic Hudson Valley. Dan O'Connor said that Historic Hudson Valley does have a plan to replace the billboard.

The Planning Board members discussed a letter that was sent from a Piney Point Avenue resident, but the Planning Board did not have any action to take as the issue appears to be between two property owners.

6. ADJOURNMENT

There being no further business to come before the board, Chairman Luntz made a motion to adjourn the meeting and the meeting was duly adjourned at 8:58 p.m.

Respectfully submitted,

Karen Stapleton
Secretary to the Planning Board