DRAFT

Planning Board Meeting Minutes
June 17, 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
Daniel Pozin, Village Attorney
Len Simon, Village Board Trustee & Planning Board Liaison

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

1. **CALL TO ORDER:**

Chairman Rob Luntz called the Planning Board meeting of June 17, 2025 to order at 8:00 p.m.

2. **PUBLIC HEARING**

a) Application to renew a special permit for a repair garage from Ordonez, Marco – M & J Auto Repair Corp., 425 South Riverside Ave. (79.13-2-91)

March Ordonez was present in support of the application. John Ghegan reported that he went down and checked out the area around the repair garage and it looked good.

Steve Krisky made a motion to open the public hearing, seconded by John Ghegan, and carried, 5- 0. Chairman Luntz invited comments from the audience, and there were none.

Geoff Haynes made a motion to close the public hearing, seconded by Steve Krisky, and carried 5- 0.

Chairman Luntz clarified that the resolution should state that the special permit be valid for a period of thirty (30) months, expiring on December 31, 2027.

Eva made a motion to approve the draft resolution for M&J Auto Repair Corp. to renew their special permit for a repair garage for 30 months, with an expiration date of December 31, 2027, seconded by Steve Krisky, and carried, 5 – 0.

b) Application for a special permit & amended site plan for a second story on an existing rear dwelling from 368 South Riverside, LLC, 368 South Riverside Ave. (79.13-1-71)

Joe Lippolis was present in support of the application. Architect John Power provided updated plans that included the recently granted variances as well as the height of the building, as the Planning Board requested at the last meeting. The applicant stated that he plans to start construction as soon as he is given approval. It was confirmed that this special permit will not have an expiration date, but it will need to be renewed if the project has not begun within two years.

Geoff Haynes expressed concern the possibility of parking for a second car. The applicant said that there is only one spot. The apartment was a studio, with one tenant, with the improvements, the tenants will probably be a couple. The applicant said that there is street parking and a municipal lot nearby if the future tenants have more than one car.

Chairman Luntz invited comments from the audience.

Michael Mamone of Young Avenue spoke and he again asked that the meeting be opened with the Pledge of Allegiance. Michael Mamone also said that the audio is not good and that only portions of the meeting can be heard. Michael Mamone grew up in this area and is familiar with this property (368 South Riverside Avenue). Mr. Mamone believes that the neighborhood is being destroyed by overdevelopment. Mr. Mamone said that at the Zoning Board of Appeals meeting, they said that this building would not be visible from the street, and that is not true. Mr. Mamone mentioned the measurement of the driveway and shares the concerns about parking. Mr. Mamone would like to protect the neighborhood from detriment.

Chairman Luntz gave the applicant an opportunity to respond to Mr. Mamone's concerns, but the applicant declined.

Chairman Luntz said that the application for a special permit for this detached accessory structure was approved by the Planning Board several years ago with the existing parking and the Planning Board believes that there is adequate parking. Chairman Luntz also noted that a variance was recently granted by the Zoning Board of Appeals.

Geoff Haynes asked about the size of the available parking space, and Dan O'Connor said that you can get a small car into the parking space provided, and it is up to whomever rents the unit to decide if their car will fit. The applicant said that a dumpster was able to fit where the tenant parking space is located. The applicant said that by coming onto his property to measure the driveway, Mr. Mamone was trespassing. The applicant also said that the apartment was there for years, illegally, and the applicant has legalized it.

Steve Krisky made a motion to close public hearing, second by Eva Thaddeus, and carried, 5 – 0.

Geoff Haynes made a motion to approve application for special permit, seconded by John Ghegan, and the motion carried, 5 -0.

Chairman Luntz read the resolution for site plan approval and noted that the updated plans did not include an updated revision date, so the wording on the resolution should be revised to reflect that. Steve Krisky made a motion to approve the site plan resolution for a second story addition on an existing rear dwelling for 368 South Riverside, LLC, located at 368 South Riverside Ave., seconded by John Ghegan, and carried, 5 – 0.

3. NEW BUSINESS

a) Application to renew a special permit for a 29-unit multi-family development from The Matra Group, LLC, 1380 Albany Post Road (67.10-2-15)

Attorney Kory Salomone and property owner Anthony Matra were present in support of the application. Kory Salomone stated that the applicant has submitted building plans that were reviewed by an outside agency. The applicant is working on responding to comments from the outside agency, and they will probably not be ready to begin construction before August, when their current special permit expires, so they are requesting a renewal of the special permit. The applicant hopes to begin construction in six months.

Geoff Haynes asked the applicant if there were any changes in the site plan and the applicant replied that there were not.

Geoff Haynes made a motion to call for a public hearing for The Matra Group, LLC at 1380 Albany Post Road to renew their special permit for a 29-unit multi-family development, seconded by Steve Krisky, and carried, 5 – 0.

4. OLD BUSINESS

a) WBP Development, LLC, - 1 Croton Point Avenue (79.17-1-3,4 & 5) Application for Site Plan Approval for a five-story building with 100 dwelling units and Subdivision Approval for Consolidation Subdivision

John Bainlardi was present in support of the application. Geoff Haynes stated that this project has been under review for two years and the Village Boards did a lot of due diligence and are coming out with the best that they could.

Chairman Luntz questioned the number of electric vehicle charging stations that are listed in the resolution (4) and the thought was that there should be a requirement for more electric vehicle charging stations. The applicant said that they will do, at a minimum, what the law requires in terms of electric vehicle charging stations. Additionally, if the funding sources require the applicants to install additional charging stations, they will do so.

The applicants have not thought about chargers for e-bikes. After some discussion, including input from Village Attorney Dan Pozin, it was decided that the applicant would provide a quantity of electrical vehicle charging stations that complies with New York State Stretch Energy Code, New York State Energy Code, or other New York State laws or regulations, and/or the requirements of the project funding sources, and in no event less than 10% of all parking spaces. Underground electrical conduits and associated equipment will be installed from the garage to all future electrical vehicle charging station locations to serve all external parking spaces on the east and north sides of the building. The plans for the electrical conduit installation shall be approved by the Village Engineer.

If the Croton Fire Department would like fire blankets, the applicant will provide them. The Planning Board also wanted the landscape plan to include amenities for passive recreation.

When asked when the applicant thought that construction on the project would begin, he replied that he was hoping for the first quarter of 2026, as they need to get their funding together. By report, the applicants are engaged with construction lenders and everything is moving in a good direction. The applicants continue to wait for formal confirmation on their sewer tie in. Bonds will be required for the excavation and fill and landscaping. The applicants will return to the Planning Board when they are ready to submit a sign permit application.

Steve Krisky made a motion to approve the resolution for preliminary consolidation subdivision approval, seconded by Geoff Haynes, and carried, 5 – 0.

Geoff Haynes made a motion to approve the site plan application for WBP Development, LLC for 1 Croton Point Avenue with amendments to condition #11 which will now read:

That the Project includes not less than a quantity of electrical vehicle charging stations that complies with new York State Stretch Energy Code, New York State Energy Code or other New York State laws or regulations, and/or the requirements of the project funding sources, and in no event, less than 10% of all parking spaces.

And the addition of condition #12:

That underground electrical conduits and associated equipment be installed from the garage to all future electrical vehicle charging station locations to serve all external parking spaces on the east and north side of the building. The plans for the electrical conduit installation shall be approved by the Village Engineer.

And lastly that the wording "*the landscaping plan shall also include amenities for passive recreation"* should be added to condition #7.

Seconded by Eva Thaddeus, and carried by a vote of 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

The Planning Board reviewed the draft revisions to Chapter 116, Environmental Review of the Village Code to update the list of Type II actions for the Planning Board and all agreed to the revisions as written. The Planning Board will coordinate with the Village Board of Trustees as there will need to be a SEQRA review to adopt these revisions.

5. APPROVAL OF MINUTES – Draft Minutes 06/03/2025

Steve Krisky made a motion to approve the Planning Board minutes of June 3, 2025, as amended, seconded by Geoff Haynes, and carried, 5 – 0.

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 9:20 p.m.