

DRAFT
Planning Board Meeting Minutes
July 1, 2025
8:00 p.m.

PRESENT: Rob Luntz
John Ghegan
Geoffrey Haynes
Steve Krisky (**via Zoom**)
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 July 1, 2025 to order at 8:00 p.m.

2. PUBLIC HEARING

- 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.

John Ghegan made a motion to open the public hearing for The Matra Group, LLC to renew a special permit, seconded by Eva Thaddeus, and carried, 5 -0.

Kory Salomone reported that there are currently no changes to the original application, they just need a little more time. The applicant is in the process of obtaining a building permit. It was noted that all the conditions of the original special permit, issued in 2022, are still in effect.

Chairman Luntz invited comments from the audience, and there were none.

Geoff Haynes made a motion to close the public hearing, seconded by John Ghegan, and carried, 5 – 0.

Chairman Luntz read out the two conditions on the resolution to renew this special permit, which are that all the conditions from the special permit issued on August 15, 2022 remain valid and must be complied with, and that the special permit will expire, automatically, two years from the date of renewal, unless at such time substantial construction has begun pursuant to the approved application.

Eva Thaddeus made a motion to renew the Special Permit for The Matra Group, LLC at 1380 Albany Post Road for a 29-unit multi-family development, with the conditions on the resolution, seconded by Geoff Haynes, and carried, 5 – 0.

3. 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

Chairman Luntz noted that this is a housekeeping item. A site plan resolution for a five-story building with 100 dwelling units at 1 Croton Point Avenue was approved on June 17th, 2025, but the resolution was missing a condition regarding an agreed upon action. Condition #24 was added to the site plan resolution which states, *"That, under section 230-73 of the Village Zoning Code, the Planning Board finds that the development of this site will contribute to population growth in the Village and that no suitable land is available on the site for a park. Therefore, the Planning board hereby requires the payment by the applicant to the Village of a fee in lieu of parkland in an amount and upon terms deemed satisfactory by the Village Board in its discretion."*

Geoff Haynes made a motion to approve the amended resolution for site plan approval for WBP Development, LLC for a five-story building with 100 dwelling units at 1 Croton Point Avenue, seconded by John Ghegan, and carried, 5 – 0.

4. APPROVAL OF MINUTES – Draft Minutes 06/17/2025

Eva Thaddeus made a motion to approve the Planning Board minutes of June 17, 2025, as amended, seconded by Geoff Haynes, and carried, 5 – 0.

5. 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 8:11 p.m.