

**DRAFT**  
**Planning Board Meeting Minutes**  
**October 7, 2025**  
**8:00 p.m.**

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

**ALSO PRESENT:** Ron Wegner, P.E., Assistant 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 October 7, 2025 to order at 8: p.m.

**2. PUBLIC HEARING**

- a) *Croton Riverside, LLC – 25 South Riverside Ave. (78.8-5-43) – Amended Site Plan for Three – Story Multi-Family Building*

Ralph Rossi and Phil Spagnoli of Croton Riverside, LLC were present in support of the application. The applicants noted that nothing had changed from the last Planning Board meeting. As requested, the applicants provided an updated landscape plan, dated September 25, 2025, that included the planting of arborvitae as per agreement with neighbors on Barton Place. It was noted that the arborvitae will be 8-10 feet tall. Steve Krisky asked the applicants if they considered planting ivy, or a similar vegetation on the retaining wall at the rear of the building and the applicants said that they do plan to plant something, but are not sure yet if it will be planted from the bottom to grow up, or the top to grow down. The area above the parking lot has been seeded with wild grass seeds.

It was mentioned that there is a substantial difference in grading for the handicapped entrance from the street, and the applicant said that there is an ADA lift made from steel. Pedestrians will use stairs to come to the front entrance. The original ramp that was proposed was a large mass of concrete; the new proposal will allow for a softer front and larger planting area along the north end of the building.

Eva Thaddeus made a motion to open a public hearing on this amended site plan, seconded Steve Krisky, and the motion carried, 5 – 0.

There were no comments from the audience, but Geoff Haynes noted a letter from neighbor Lauren Davis that was read out by Chairman Luntz. A copy of that letter is attached to these minutes. In response to the letter, the Planning Board stated that the project has already been approved and that the changes proposed by this amended site plan have no impact on the issues brought up in the email. Eva Thaddeus noted that all the changes in the amended site plan application currently before the Planning Board pertain to the front of the building, and the concerns raised in the email from Lauren Davis all pertain to the rear of the building.

Being that there were no further comments from the audience, Geoff Haynes made a motion to close the public hearing, seconded by Steve Krisky, and carried 5 - 0.

Steve Krisky would like a condition added to the resolution regarding the landscaping in the rear of the property, stating that ivy, or a similar vegetation would be planted on the retaining wall in the rear of the property to further "green" the wall. The landscape plan should also be updated to include this additional planting.

Geoff Haynes made a motion to approve amended site plan for Croton Riverside, LLC, with three conditions as discussed, including the landscape plans being updated and certification for the retaining wall being submitted to the Engineering Office before a Certificate of Occupancy is issued, seconded by Eva Thaddeus, and carried, 5 – 0.

### **1. NEW BUSINESS**

*Referral from the Village Board of Trustees to review draft Local Law Introductory No. 14 of 2025 to permit the Village Board of Trustees to appoint an alternate member to the Planning Board and Zoning Board of Appeals for the term of one official year.*

Deputy Mayor Len Simon spoke and said that the idea of having alternate members for the Zoning Board of Appeals and the Planning Board came up after it was noted that most of the surrounding communities already have alternate board members in place. The mayor would appoint an alternate member, a different appointee for each board.

The Planning Board had several concerns regarding an alternate member. One concern was that if an alternate member was sitting on the dais, they could potentially steer discussions, then not have a vote. It was also noted that the Planning Board generally has a full board, with members missing few meetings. It was suggested that alternate members would be required to take continuing education credits.

It was noted that an applicant could request to not have a vote on their application if the Planning Board does not have a full quorum.

Dan Pozin added that he could not think of another Village that does not have alternate members and thinks that it would be helpful, noting that if a Planning Board member had to miss several meetings, it could delay an applicant.

Ed Riely of Truesdale Drive spoke and said that it would be more appropriate to have an alternate for the Village Board of Trustees. Mr. Riely respects the judicial temperament of the Planning Board.

In summary, the Planning Board thought that several valid concerns were raised and thought that an alternate member may be more important for other board's where attendance may have been an issue in the past. It was also noted that getting more members of the community involved is a good idea but maybe it could be done in other creative ways. It was also noted that there are vacancies on other Village boards.

The Planning Board read a draft memo to the Board of Trustees regarding Parkland Fees, and requested that it be edited to express their request to waive the parkland fee for accessory dwelling units, to have consistency with accessory apartments.

### **3. APPROVAL OF MINUTES - Draft Minutes September 16<sup>th</sup>, 2025**

John Ghegan made a motion to approve the Planning Board minutes of September 16, 2025 as amended, seconded by Eva Thaddeus, and the motion carried by a vote of 4 – 0, with Steve Krisky abstaining as he was absent on September 16<sup>th</sup>, 2025.

It was noted that the Village Manager requested that the Planning Board consider moving the meetings to the second and fourth Tuesday of each month. The Planning Board currently meets on the first and third Tuesday of each month. Attorney Dan Pozin mentioned that the switch came about because the second and fourth Tuesdays are preferable for the planning consultant and for legal. The Planning Board would be okay with the change, but noted that the schedules for other Village Boards would have to be moved around to accommodate the change.

#### **4. ADJOURNMENT**

There being no further business to come before the board, the meeting was duly adjourned at 8:51 p.m.

Respectfully submitted,

*Karen Stapleton*  
Secretary to the Planning Board