

DRAFT
Planning Board Meeting Minutes
June 23, 2026
8:00 p.m.

PRESENT: Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Seyed Hosseini
Steve Krisky

ALSO PRESENT: Vincent Salanitro, P.E., Village Engineer
Joshua Subin, Village Attorney
Len Simon, Village Board Trustee & Planning Board Liaison
Stacey Nachtaler, Village Board Trustee & Planning Board Liaison

1. CALL TO ORDER

Chairman Luntz called the Planning Board meeting of June 23, 2026, to order at 8:00 p.m.

2. PUBLIC HEARINGS

a) Spring Come, LLC – 352 S. Riverside Ave. (79.13-1-74) Amended Site Plan to Revise Parking Configuration & Adjust Signage & Landscaping

**Upon review of this application, the Village Engineer requested revised plans and advised the applicant that the public hearing would be adjourned until revised plans were received in the Engineering Office. **

Village Attorney Josh Subin advised the Planning Board that even though neighbor notice was sent out, the public hearing is not open until the board makes an action to open it. Some discussion ensued as to the best way to proceed as it is not certain when the revised plans will be submitted. Village Attorney Josh Subin suggested putting the application off until the next regularly scheduled meeting, and if the applicant is not ready, it can be put off again, but to do that, the public hearing must be open.

Steve Krisky made a motion to open the public hearing for Spring Come, LLC for an amended site plan, seconded by Geoff Haynes, and the motion carried, 5 – 0.

Rob Luntz made a motion to adjourn the public hearing, because the applicant was not prepared to present, until the next regularly scheduled meeting, or the next regularly scheduled meeting after that, seconded by Steve Krisky, and carried, 5 – 0.

b) Croton Riverside, LLC – The Hudson Condos, 25 S. Riverside Ave. (78.8-5-43) – Amended Site Plan for Revised Electric Vehicle Charging Station Locations

Ralph Rossi of Croton Riverside, LLC was present in support of the application. The applicant stated that the developers did multiple tours of this new building with the fire department to make them familiar with the building and its systems. When the applicant spoke to the fire chief, the fire chief commented that if there was a fire in the building, or in the garage, it may be better to have the electric vehicle charging stations outside. The applicant then made provisions to put all four electric vehicle charging stations outside, which deviated from the original plans, and that is why he is here for amended site plan approval.

The outdoor parking area is for both residents and visitors. The applicant stated that the parking lot would always need to be plowed in the event of snow, so the charging stations would always be clear. The applicant reiterated that this change in the site plan was in response to the fire department not being comfortable with the original plan.

Regarding utilities, the applicant will not need to relocate utilities as they have added an extra conduit already, in case the need arose for additional electric vehicle charging stations in the future.

The applicant stated that the outdoor charging stations are not public, they are on private property, but are open for anyone to use, if, for example, a tenant had an overnight guest. The applicant said that ultimately, decisions regarding the use of the charging stations would be made by the condominium board.

Lastly, the applicant was asked about the maintenance plans for the large retaining wall behind the building. The applicant said that the only maintenance would be periodic inspections and obviously, if something was observed, it would be addressed, but there is nothing to touch or probe on the wall. The wall is tied to a set of steel piles, anchored into the hillside and designed to last for 150 years.

There was a brief discussion about some landscaping being added behind the building in an area that is visible if you are driving down Van Wyck Street. There was a discussion about possibly adding a barrier before the fence, and it was left off by saying that the applicant and the Village Engineer would work out a plan for the area behind the building, visible from Van Wyck Street.

Seyed Hosseini made a motion to approve the Amended Site Plan for The Hudson Condos to revise the electric vehicle charging station locations, seconded by John Ghegan, and carried, 5 – 0.

3. OLD BUSINESS

a) *Croton Riverside, LLC – The Hudson Condos, 25 S. Riverside Ave. (78.8-5-43) – Final Sign Permit Approval*

Ralph Rossi of Croton Riverside, LLC was present in support of this final sign permit application. Ralph Rossi reported that this sign permit application was heard by the Advisory Board on the Visual Environment (VEB), and they recommended approval. The applicant said that the sign itself is not lit, but the canopy above it has lights that shine down on the walkway, that illuminate the sign.

Geoff Haynes pointed out an inconsistency between the application versus the schematic, one which lists the letters on the sign as nine inches (on the plans), and one as eight inches (on the drawings). Ralph Rossi stated that he measured the letters himself and they are nine inches.

The applicant was asked about the plantings in front of the signage and what if they grew and blocked the address. The applicant said that the bushes would be trimmed. Vincent Salanitro said that if the sign was blocked by the bushes, the Engineering Office would let the applicant know and advise that they should be trimmed, if not, the Engineering Office could issue a violation.

Steve Krisky made a motion to approve the sign permit application for The Hudson Condos at 25 S. Riverside Ave., seconded by Geoff Haynes, and carried, 5 -0.

b) *Carmel Riverside, LLC – 425 S. Riverside Ave. – Final Resolution Compliance*

Property owner Andrew Cortese and landscape architect Robert Sherwood were present in support of the application. Robert Sherwood said that the applicant reached out to him for a landscape plan for the two front islands in front of the property, as per the change of use resolution issued last year. Robert Sherwood talked about the trees that are currently there and how he plans to weave and underplant with perennials and shrubs that will add flowers and color and will not block site lines.

Chairman Luntz thought that the landscape plan was thoughtful, and although the existing trees are not shown on the plan, they were incorporated. Geoff Haynes asked the applicant if this was the first attempt at the landscape plan, and the applicant stated that it was, but other improvements were made to the property. Geoff Haynes asked the Village Engineer if there was a compliance issue that prompted the current action, and Vincent Salanitro said that yes, there was. Geoff Haynes reminded the applicant that thought goes into the resolutions and compliance is expected. Steve Krisky asked about the timing for the planting and the applicant said that it should be done within the next four weeks. There was a discussion about optimum planting times. Robert Sherwood said that the proposed plantings are hearty, and with proper watering, they should be fine. It was decided that a condition be added to this final resolution requiring the applicant to provide a bond for the plantings for a period of two years.

Geoff Haynes made a motion to approve the landscape plan provided by Carmel Riverside, LLC in association with the change of use application, with the added condition that the applicant will submit a bond to ensure that the landscaping is planted to the satisfaction of the Village Attorney and Village Engineer, to be held for a period of two years, seconded by Steve Krisky, and carried, 5 – 0.

4. APPROVAL OF MINUTES – Draft Minutes May 26, 2026

John Ghegan made a motion to approve the Planning Board minutes of May 26, 2026, as amended, seconded by Steve Krisky, and the motion carried by a vote of 4 – 0, with Rob Luntz abstaining as he was absent on May 26, 2026.

5. OTHER BUSINESS

Steve Krisky stated that he was the liaison to the Conservation Advisory Council and would like to hand out a memo, prepared by Village Attorney Josh Subin on the dark skies plan that is being developed for the Village. Steve Krisky wanted to give the Planning Board members an opportunity to provide a response, or input regarding the memo, if they had any, and asked that they email him directly if they did.

6. ADJOURNMENT

There being no further business to come before the board, the meeting was duly adjourned at 8:45 p.m. with a motion by Chairman Luntz.

Respectfully submitted, Karen Stapleton, Secretary to the Planning Board