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10/08/2026

122 Grand Street – Engineering Department Memo to Planning Board

The applicant, Rebel Studio Croton LLC, appears before the Planning Board seeking Change of Use and Minor Site Plan approval for the establishment of an art studio offering a variety of art classes and instructional programs for adults and children. The property is located at the corner of Grand Street and Old Post Road South in the C-1 District and is the former location of Upper Village Blooms. The applicant has submitted a memorandum describing the proposed use and the changes contemplated for the property.

Change of Use

The proposed conversion of the existing retail plant shop to an art studio offering instructional classes constitutes a “change of use” under the Village of Croton-on-Hudson Zoning Code. Section 230-4 defines “Change of Use” as “[a]ny use that substantially differs from the previous use of a building or land.”

The previous use of the premises was primarily retail, with customers visiting the property to purchase plants and related merchandise. This use falls within the C-1 District's permitted use category under § 230-16(A)(1), “Retail stores.” The proposed use is materially different, consisting of an art studio and instructional space where students will attend scheduled classes and receive art instruction. Accordingly, the nature and primary function of the proposed use substantially differ from the previous retail use, and the proposed conversion constitutes a “change of use” within the meaning of § 230-4.

The Village Code does not separately define “art studio” as a specific use. It is the interpretation of this office that the proposed use is appropriately classified within the C-1 District's permitted use category under § 230-16(A)(4), “Service establishments furnishing services other than those of a personal nature.” The proposed establishment will primarily provide art instruction and related services to its customers rather than operate as a retail establishment selling goods. Accordingly, the proposed art studio is considered a permitted use within the C-1 District. Nevertheless, because the proposed use substantially differs from the previous retail use, the conversion constitutes a change of use under § 230-4 and is subject to the applicable Change of Use and Minor Site Plan review requirements.

Kiln

The applicant has provided diagrams and information regarding a kiln proposed to be installed at the premises. The Building Department will review the proposed installation to confirm that all required

clearances and applicable building and fire code requirements are satisfied, including compliance with the manufacturer's specifications.

Signage

The applicant has submitted a rendering of a proposed window sign. Based on the materials submitted, the proposed sign complies with the applicable provisions of the Village Sign Law § 230-44(O), "Window Signs."

Because the proposed sign will be subject to referral to the Visual Environment Board (VEB), the Planning Board may condition an approval of the sign upon review and concurrence by the VEB. Such a condition would allow the sign to proceed through the required VEB review without requiring the applicant to return to the Planning Board for a separate sign approval, provided the VEB does not require modifications that would necessitate further Planning Board review.

Traffic

The applicant has not submitted a traffic study as part of the current application. The proposed use will involve scheduled art classes for adults and children and may therefore generate vehicle trips associated with student and instructor arrivals and departures.

A formal traffic study is not currently included in the application materials. The Planning Board may consider, based upon the anticipated class sizes, frequency and timing of classes, parking availability, and anticipated traffic generation, whether additional traffic or parking information is necessary to complete its review. If the Board determines that a formal traffic study is warranted, the applicant may be directed to provide such study or additional traffic and parking analysis as a condition of further review.

Thank you,

A handwritten signature in blue ink, appearing to read "Vincent Salanitro".

Vincent Salanitro, P.E.
Village Engineer