

VILLAGE OF CROTON-ON-HUDSON
Planning Board Meeting
TUESDAY, May 8, 2012

Present: Chairman Luntz
Mark Aarons
Fran Allen
Steve Krisky

Absent: Bruce Kauderer

Also present: Daniel O'Connor, Village Engineer

1. Call to order

Chairman Luntz called the meeting to order at 8:06 p.m.

2. Public Hearing

a) Mapleby LLC -- Croton Commons 171 South Riverside Avenue (Sec. 78.12 Blk 3 Lot 4) -- Amended site plan for facade renovations (replacement of awning and awning structure)

Douglas McClure, architect, and Barbara and Walter Groden of Mapleby LLC, were present. Mr. Aarons made a motion to open the public hearing for Croton Commons, seconded by Mr. Krisky, and carried by a vote of 4-0, all in favor.

Mr. McClure stated that his application had been submitted to the Advisory Board on the Visual Environment (VEB) and the VEB had returned it with comments. Mr. McClure has revised the initial drawings in order to address those concerns. In a letter to the Planning Board of May 8th, 2012, Mr. McClure noted that the blue color is from the manufacturer "FABRAL" and they will be using their standard color "Regal Blue". The blue will be similar to what exists at the Chase Bank awnings.

The gold signage band will be a satin anodized gold. The lettering for the signage will be helvetica. Mr. Krisky asked how this paint weathered and Mr. McClure responded that it weathers well. Mr. McClure stated that all the tenants will have uniform signage (except Chase). If the tenant wants to pay a little extra they will be able to personalize their sign with a graphic but the lettering will be the same. The asphalt roof will remain a blackish gray. The uniform signage will give the center an identity. The panels at the storefront in the recessed entry area will be painted gold to match the signage band.

The Planning Board spoke positively about the proposed plan for the awning replacement. Ms. Groden added that there will be planters around the bollards which will emphasize the center of the building. The lighting will be under the canopy.

Chairman Luntz also asked the Grodens about the two hour parking sign that the VEB had mentioned in their comments. The Grodens responded that this will be taken care of.

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Chairman Luntz stated that it seemed to him that the applicant had addressed all the comments provided by the VEB and he thought it unnecessary to send the applicant back to the VEB. Mr. Aarons suggested that the resolution include the Planning Board's appreciation and thanks for the VEB's comments.

Ms. Allen made a motion to close the public hearing, seconded by Mr. Krisky, and carried by a vote of 4-0. Mr. Aarons made a motion to approve the resolution for Croton Commons, seconded by Mr. Krisky, and the vote carried in favor 4-0. Resolution is attached.

3. Approval of Minutes

The minutes of March 27, 2012 were approved on a motion by Mr. Aarons, seconded by Mr. Krisky and carried by a vote of 4-0, all in favor.

The minutes of April 24, 2012 were held over until the next meeting of May 22, 2012.

4. Adjournment

There being no further business to come before the board, the meeting was duly adjourned at 9:20 p.m.

Respectfully submitted,

Ronnie Rose
Planning Board Secretary

RESOLUTION

WHEREAS, the Planning Board held a public hearing on an Amended Site Plan application on May 8, 2012 for Croton Commons, hereafter known as “the Applicant.” The subject property, owned by Mapleby LLC, is located at 171 South Riverside Avenue in the C-2 General Commercial Zoning District and Municipal Place Gateway Overlay Zone and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.12 Block 3 Lot 4; and

WHEREAS, the proposal is for façade renovations (replacement of awning and awning structure) and signage; and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); therefore, no Negative Declaration is required, and

WHEREAS, the Public Hearing was closed on May 8, 2012; and

WHEREAS, the Visual Environment Board (VEB) reviewed the application and provided valuable comments and advice on the awning construction and signage; and

WHEREAS, the Planning Board having received said comments from the Advisory Board of the Visual Environment (VEB), and the applicant having addressed these comments to the satisfaction of the Planning Board;

NOW, THEREFORE BE IT RESOLVED, that the amended site plan application as shown on “Drawing #1118 SK1rev” entitled “Proposed Awning” dated May 8, 2012; Sheet entitled “Christineliter WM-151CU” and Sheet entitled “Nightscaping Maxispotter WM-0502CU”; received by Engineer’s office on April 19, 2012, be approved.

In the event that this amended site plan is not implemented within three (3) years of this date, this approval shall expire.

The Planning Board of the Village of
Croton-on-Hudson, New York

Robert Luntz, Chairperson
Mark Aarons
Fran Allen
Bruce Kauderer
Steve Krisky

Motion to approve by Mr. Aarons, seconded by Mr. Krisky and carried by a vote of 4 to 0.

Resolution accepted at the meeting held on May 8, 2012.