

**VILLAGE OF CROTON-ON-HUDSON  
PLANNING BOARD MEETING ON  
TUESDAY, JULY 9, 2013**

Present: Rob Luntz, Chairman  
Mark Aarons  
Bruce Kauderer  
Richard Olver

Absent: Steve Krisky

Also Present: Ann Gallelli, Village Board Liaison

**1) Called to order at 8:09 p.m.**

**2) Referrals**

- a) *Happy Hearts Daycare (Desiree Drapala)—10 Old Post Road South (Sec.78.08 Block 7 Lot 5)—Referral from Village Board (pending) for renewal and amendment to the Special Permit to operate a child care center.*

Ed Gemmola, architect, was present to speak on behalf of the applicant, Desiree Drapala, owner of Happy Hearts. The application had been referred by the Village Board to the Planning Board for a recommendation for a renewal of a special permit and a modification of the special permit to include the expansion of the daycare facility to the lower level. Mr. Gemmola showed a survey which represents the latest footprint and as-built of the building. He explained that since all the other tenants have moved out, the lower level of the building will become additional daycare for toddlers and preschoolers. The space includes classrooms, indoor play area, and office area.

Mr. Gemmola explained that the Department of Education has stringent rules for daycare facilities. The square footage has to correlate exactly to the number of children in daycare; he will have to submit plans to the state. When asked how 40 children would fit in three classrooms, Mr. Gemmola answered that the breakdown is based on age and the size of classroom.

Mr. Kauderer noted that by increasing the capacity to 80 children, there might be more traffic during drop off and pick up times. There was a discussion about the traffic flow, time of day, congestion, and pedestrian traffic in the area. There was concern that often drivers don't follow the existing parking lot directional signage. Chairman Luntz noted that there is also Montessori child care traffic and Holy Name of Mary staff, as well as local business traffic (Black Cow, Grouchy Gabe's, etc.) Mr. Aarons expressed concern about parking for additional staff; Chairman Luntz noted that the teachers park off-site.

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Mr. Kauderer stated that the Planning Board could make a recommendation to the VB about the traffic flow. Chairman Luntz suggested a usage study, and Mr. Gemmola responded that he could have a narrative breakdown of the arrival times of the different staff shifts.

Chairman Luntz reiterated his concerns about the number of cars and subsequent traffic. Chairman Luntz requested a usage study of the parking lot at different times of the day (morning and evening from about 6:30 - 9 am and 5- 7:30 p.m.) as well as a narrative on traffic flow. With this information, the Planning Board could make a more informed evaluation and recommendation to the Village Board.

Chairman Luntz also asked about the possibility of an internal staircase connecting the upstairs and downstairs in the building. He noted that if the floors are interconnected with a staircase, the children wouldn't have to walk around the building to get to the first floor. The Planning Board also discussed the current existing exits. Mr. Gemmola responded that he would work on adding an interior staircase to the plans.

Chairman Luntz recommended that Mr. Gemmola return to the Planning Board with a traffic analysis so that the Planning Board could then make their recommendation to the Village Board.

### **3) New Business**

- a) *ZooBots Café (Peter Croese)—420 S. Riverside Avenue (Sec. 79.17 Block 2 Lot 1)—Application for a Change of Use from Retail Services to a Restaurant.*

The applicant was not present at the meeting. The Planning Board members reviewed the application and stated that because there is not enough parking to support a restaurant at this location, the applicant must first go to the Zoning Board of Appeals for a variance from the parking requirements. The applicant will be notified that the Planning Board requires a variance from the Zoning Board of Appeals before the Planning Board will review the application any further.

### **4) Old Business**

- a) *Rui Jorge –27 Harrison Street (Sec. 68.17 Block 2 Lot 26)—Application for Preliminary Subdivision Approval (consolidation subdivision) for two lots and Minor Site Plan Approval for two new two-family dwellings.*

Mr. Michael Stein, engineer, distributed the new stormwater analysis and management plan and the revised architectural plans. Mr. Stein stated that he had widened the driveway so that three vehicles per unit could park. Mr. Kauderer commented that this was a good feature especially since parking was tight on the street. Mr. Gemmola presented the revised architectural plans.

The Planning Board members agreed that the applicant had clearly considered the previous suggestions of the Planning board and had nicely incorporated them into the current plans. A

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recommendation from the Planning Board to the Zoning Board of Appeals will be sent in support of the applicant's application for a variance at the Zoning Board meeting in August.

Mr. Kauderer made a motion for a public hearing to be held on July 23, 2013 for the preliminary subdivision application, seconded by Mr. Olver, and carried in favor by a vote of 4-0.

**5) Minutes**

A motion to approve the minutes of June 25, 2013 was made by Mr. Aarons, seconded by Mr. Kauderer, and carried all in favor by a vote of 4-0. Mr. Krisky was absent.

**6) Adjournment**

There being no more business to come before the Board, the meeting was duly adjourned at 9:00 p.m.

Respectfully submitted,

Ronnie L. Rose  
Planning board Secretary