

**Minutes of the Planning Board  
of the Village of Croton-on-Hudson  
January 26, 2016  
8:00 p.m.**

**PRESENT:** Rob Luntz, Chairman  
Bruce Kauderer  
Steve Krisky  
Janet Mainiero  
Rocco Mastronardi

**ALSO PRESENT:** Daniel O'Connor, Village Engineer  
Bob Anderson, Village Board Liaison

**1. Call to order at 8:00 p.m.**

Chairman Luntz called the meeting to order at 8:00 p.m.

**2. NEW BUSINESS**

- a) *ABM Real Estate Management Corp--15 North Riverside Avenue (Sec. 78.08 Block 3 Lot 62)---Application for Amended Site Plan Approval for proposed one story building addition to Hudson View Automotive.*

**PRESENT:** Adam Anfiteatro, business owner; Mark Aarons, esq.; Heike Schneider, architect

**DISCUSSION:**

Ms. Schneider explained that the proposed project is an addition of a 28' x 28' structure which will add two additional repair bays to Hudson Automotive Repair Shop. The style of the building will be consistent with the two story stucco and frame building and the existing commercial building. When asked about the paint color, Ms. Schneider stated that the buildings will be repainted the same color. The retaining wall in the back will have a veneer surface with plantings on top of the wall. Ten parking spaces are required and shown on the site plan, one is a handicap accessible spot in an access aisle. The striped lot will be an improvement since there are no existing lined spots right now. With the striping, the parking will be more uniform and recognizable as parking spaces. A pathway made of pavers to the main office will be created and this access to the main entrance meets the requirements for ADA handicap accessibility. Ms. Mainiero reminded that applicant to be aware of the bus stop that is located near the proposed site of construction.

Mr. Krisky stated that with the ten spaces and extra bays, the business would be busier and therefore the parking accessibility might become worse. In response to this concern, Mr. Aarons stated that one of the bays will be a "quick service bay" which will enable a quicker turnaround in a day. Mr. Anfiteatro also added that with an extra bay, he will be able to schedule quick turnaround appointments and therefore cars would not have to stay overnight waiting to be fixed (which happens now without the extra bays)

Chairman Luntz noted that the applicant had obtained a variance from the Zoning Board of appeals without any conditions.

**MOTION:**

Mr. Kauderer made a motion to call for a public hearing for the amended site plan, seconded by Mr. Krisky, and the motion carried, all in favor, by a vote of 5-0. The public hearing will be scheduled for the next Planning Board meeting on Tuesday, February 9, 2016.

**3. REFERRALS**

- a) *Village Board Referral for review and recommendations of the renewal of the Special Permit for ShopRite Supermarkets, Inc. at 460 South Riverside Avenue (Sec. 79.17 Block 2 Lot 2).*

**PRESENT:** Dan Hollis, esq., Dan Peveraro, P.E., Lauro Group

**DISCUSSION:**

Mr. Hollis updated the Planning Board on the Special Permit application process to date. He stated that the previous submission had been delayed due to covenant restrictions with its neighbor, Historic Hudson Valley, and since they were unable to reach an agreement, the project was revised that conforms with the existing covenant.

The proposed project will add approximately 15,506 SF of floor area: a 7040 SF addition for retail use, proposed expansion of 4,777 SF on the back a 1380 SF vestibule in front. A cut through of the street towards the shopping center and the addition of a new road addressed the previously discussed concern of the difficult traffic patterns at the end of the first drive/roadway into the shopping center. The roadway has been reduced to 28 ft (was too wide). Mr. Peveraro explained that reducing the width of the road actually forces people to “do the right thing” and follow the rules of the road.

Mr. Peveraro also explained that the sidewalk has been bumped out so that the site lines are actually increased as well. The proposed site plan meets the parking requirements--359 spaces are required, and the current plan provides 370 spaces. A sidewalk has been created on South Riverside Avenue and continues down the far end driveway to the store.

Mr. Krisky stated that he was quite troubled by the proposal to remove the trees in the grassy area on the southern end of the Shoprite parking lot near Historic Hudson Valley in order to meet the parking requirement. He also reminded the applicant that three village boards (the Planning Board, Westchester County, and the Village Board) had asked for a solution to improved pedestrian access and he did not see how the long stretch of sidewalk on SRA would get any use. The Planning Board members agreed that the ADA compliant sidewalk on the South Riverside Avenue front would probably not be utilized by shoppers who were on foot as it was neither practicable nor convenient.

Mr. Peveraro responded that the Lauro Group had analyzed the site for pedestrian access and had concluded that the steepness of the slope was not acceptable or safe for pedestrian use. The applicants believed that the only viable choice was to provide front sidewalk access as the ADA accessible walkway. When asked about the possibility of creating switchbacks, Mr. Peveraro responded that they had looked into that as well, but switchbacks require ramps which take up a lot of space. The result would be to lose parking spaces and then they would not be in conformity with the parking requirements. ShopRite also believed that stairs would be too slippery and too big a liability for the landlord.

There was a lengthy discussion about pedestrian access to ShopRite with respect to the possibility of constructing ramps and/or steps/stairs. Mr. Peveraro explained ShopRite's position on both suggestions: 1) given the elevation of the site, a ramp would be too long in length and be impracticable to build; required landings would also take up too much space, 2) the "slip and fall" potential was too great due to the impact of potential snow and ice on stairs especially with individuals carrying grocery bags up/down stairs, 3) there was an increased liability to the landlord and ShopRite due to this "slip and fall" potential, and 4) having stairs available would be encouraging a use that ShopRite deemed unsafe.

There were some suggestions about chaining off the stairs during inclement weather, or creating a cover for the stairs. Mr. Hollis noted that just covering the steps would not ensure that moisture wouldn't accumulate and he believed there would still be a "slip and fall" risk to individuals.

There was also a lengthy discussion about the proposed removal of the trees in the grassy area at the end of the parking lot nearest Historic Hudson Valley (where the Lions Club sell the annual holiday trees) so that the parking lot would meet the required number of parking spaces. The two rows of parking spaces that had been added on the site plan were relocated from the side rear of the store where the proposed expansion will be. Chairman Luntz observed that in order to preserve the green area it would therefore involve the entire row of parking not being there.

Mr. Krisky asked about the possibility of creating parking spots on South Riverside Avenue so that the green area and trees would not have to be removed. There was a discussion about the possibility of parking on South Riverside Avenue, a public road (the village controls but the county owns). In calculating the number of spots that would be available with parking on South Riverside, there still remained some spaces short of the required parking requirements. Mr. Hollis stated that the parking was considered a big part of the expansion and ShopRite wanted the parking experience to be positive for customers. Mr. Krisky stated that he did not think parking was an issue for this lot--there were always spots available. Mr. Kauderer stated that although it would be nice to save the trees, he did not think losing the required parking spaces was worth it. Mr. Mastronardi agreed that for the sake of safety, he also thought it acceptable to take down the trees. Ms. Mainiero and Mr. Krisky both stated that they would like to see some more thought put into coming up with alternatives on parking in an effort to save the trees.

Chairman Luntz stated that with 11 extra spots as initially proposed, ShopRite could utilize these spots for planting throughout the lot. Ms. Mainiero stated that she did not believe that these types of plantings were maintained very well in parking lots. Mr. Krisky concurred. Chairman Luntz stated that he believed it was within the Board's control to ensure that the plantings would be maintained.

Chairman Luntz stated that he thought it is a problem to build a bigger facility and then not provide adequate parking. He stated that he did not think one could build the expansion and not remove the trees, but additional trees could be added elsewhere and the applicant could be required to maintain the tree plantings as part of site plan approval. The Village Engineer stated that the Planning Board can recommend to the Village Board that tree plantings be a condition of the Special Permit and as part of site plan approval after a Special Permit is issued. Both Mr. Kauderer and Mr. Mastronardi agreed with Chairman Luntz that there needs to be enough parking in the lot and the shopping experience should be improved both in the interior and exterior of the store.

There was a discussion about constructing only one aisle of parking at the south end of the parking lot rather than the double aisle as drawn on the site plan with the possibility of relocating those parking spots to South Riverside Avenue, perhaps as employee-only parking. Mr. Peveraro stated that the four lane road would become a three lane road and he wasn't sure that would be feasible. The board members discussed whether diagonal or parallel parking on South Riverside Avenue could help with meeting the zoning requirement for the number of spaces. The Planning Board suggested that the applicant could request a variance from the Zoning Board of Appeals in order to waive the the number of parking spaces required. If the ZBA denied the variance, then at least the Planning Board would recognize that ShopRite had tried to address the number of parking spaces and in doing so had attempted to save some of the trees.

The Planning Board briefly discussed the interior of the proposed renovation/expansion. When questioned about the mezzanine location, Mr. Peveraro clarified that the architect's plan mistakenly shows the mezzanine on the left when it should be on the right. There will be a small eating area in the front of the store that has been proposed to enhance the customer's shopping experience. The Planning Board thought the vestibule area was an improvement, and the Board members agreed that the exterior was also a nice improvement. Mr. Peveraro stated that all the existing lighting will be LED lights with some additional lights in the new parking area. Ms. Mainiero stated that she was pleased to see that the bottle return was indoors and therefore would be located in a safer area. The Board members agreed that the dual entrance was a nice improvement as well.

The Planning Board asked the applicant to return to the next meeting of the Planning Board on February 9th with some ideas for parking and landscaping.

Ms. Gallelli, Village Board trustee, suggested that the Planning board reach out to the Bike/Pedestrian committee so the committee has some understanding of the plan proposal. Staff will e-mail Joe Biber, Chairman of the Bike/Pedestrian Committee to extend the invitation to attend on February 9, 2016.

Mr. Krisky asked what the Comprehensive Plan said about the pedestrian access to Shoprite, and Ms. Gallelli stated that Chairman Brumleve had recently updated the Village Board and had pointed out that as its underlying principles, the village should be increasingly pedestrian/bike friendly and walkable.

The Village Engineer updated the Planning Board that the DOT may be starting to review the sidewalk near Mobil on Hudson, but there was nothing definitive yet.

#### **4. APPROVAL OF MINUTES**

Ms. Mainiero made a motion to approve the minutes of December 22, 2015, seconded by Mr. Krisky, and the motion carried, all in favor, by a vote of 5-0.

#### **5. ADJOURNMENT**

There being no more business to come before the board, the meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Ronnie L. Rose  
Planning Board Secretary