

**MINUTES OF THE PLANNING BOARD MEETING
ON TUESDAY, August 23, 2016**

PRESENT: Robert Luntz, Chairman
Edward Doherty
Bruce Kauderer
Steve Krisky
Janet Mainiero

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

1. Call to order at 8:05 p.m.

2. REFERRALS

- a) *Referral from Village Board regarding a special permit application for a restaurant establishment in a light industrial zone located at 4 Croton Point Avenue.*

PRESENT: Seana O'Callaghan, President of WBSO Enterprises Inc.

DISCUSSION:

Ms. O'Callaghan stated that she is exploring a lease at 4 Croton Pt. Avenue, owned by Richard Albert Associates, to move her business, the Green Growler, to this site with the potential to grow the business, possibly brewing her own beer one day and serving more food. This application has been referred from the Village Board so that the Planning Board can make a recommendation of the Village Board granting a special use.

The proposed location, at present, has only the first and second floor available since the basement is still retained by Lisa of Lifestyles, a home decor business.

Chairman Luntz commented that the Green Growler's current location is nice for outdoor seating. Ms. O'Callaghan stated that in the new location, she hopes to create a garden in the front and possibly build, in the future, a deck in the back of the building.

The Village Engineer discussed the parking requirements for this use. At present, there are 21 parking spots on site, and the applicant has proposed 1 additional seat for every 4 seats, which amounts to 19 seats, requiring an estimated five additional parking spots. In other locations in the village, the Village Board has allowed the Planning Board, as stated in the Village Code, to waive parking. However, in this district, Light Industrial zone, the Planning Board is not granted such authority. On-street parking in this area has been eliminated. The only way to get additional off-site parking is through the Zoning Board of Appeals.

The Planning Board asked how the Croton Point Avenue project might impact use for a business in this area. The Village Engineer explained the Croton Point Avenue proposed design plans with the Planning Board members. Ms. O'Callaghan also expressed concern about the proposed Croton Point Avenue project and its impact on her business--dust, noise, diversion of traffic, traffic lane closures--all of these could affect her business.

Chairman Luntz stated that the Planning Board has no authority on the Croton Point Avenue project. The Planning Board members agreed that such a disruption was not going to be helpful to business, and that it would be prudent for Ms. O'Callaghan to be realistic and cautious when considering the proposed construction associated with the Croton Point Avenue project.

Ms. O'Callaghan stated, in response to questions about lunch possibilities, that she did not yet have a plan for this, but she serves snacks and currently she does have a warming kitchen which does not require ventilating and she would plan to have the same in the proposed location. There had been a diner on the site in the 1950's but not in this particular building. The other building has a real estate office, and an attorney office and physician practice downstairs.

There was a brief discussion regarding ADA compliance. Ms. O'Callaghan did not believe this would be an issue since there is an existing large bathroom and there would be minimal alterations required to the existing building since it was built in 2003.

In the discussion about parking, Ms. O'Callaghan stated that she didn't see a problem with parking since a lot of her customers travel to her business by bike and on foot. Potential customers from the train station are already parked at the train station parking lot and already have a village parking space.

The consensus of the Planning Board was that Ms. O'Callaghan needed to discuss the options available regarding train station parking spaces for use of the Green Growler with the Village Manager and that she would need a variance for parking from the ZBA.

The Planning Board recommended that she speak with Mr. Steve Dename who owns 1 Croton Point Avenue across the street and who might have available additional parking spots for a minimal fee during the off business hours in his building (similar to how Umami rents space from Feed the Birds for use of its parking lot during evening hours).

Mr. Kauderer suggested that Ms. O'Callaghan could explore the possibility with the Village Manager about use of a few spaces up against the retaining wall in Section F after 6 or 7 at night. Mr. Krisky stated that since those spaces are the last to fill up, people may not be home by six o'clock. The parking space availability would have to be monitored.

The Planning Board recommended to Ms. O'Callaghan that she conduct an informal traffic study to collect data on parking availability at different times of the day in Section F (by the retaining wall). The Planning Board agreed that providing more data on parking, hours of operation of her

business as well as the hours of the current tenants, would be helpful to her application that she presented to the Zoning Board of Appeals.

In response to a questions about signage, Ms. O'Callaghan stated she envisioned low-keyed signage that would be visible from the train, highway, and Croton Point Avenue, although at present, she was not sure about the specifics.

The Planning Board reviewed the application according to the following goals as stated in Section 230-58 of the Village Code:

- A. Accessibility: The proposed location is an existing building and continues to be accessible to police and fire protection. The building has a sprinkler system.
- B. The proposed restaurant is in a location that is compatible with the orderly development of the zoning district in which it is located and with that of adjacent properties and meets current zoning requirements. There is a food establishment on the same street (Croton Point Avenue) and there are professional offices in the neighboring building on the site.
- C. The proposed use as a restaurant is consistent with the safety, convenience and congruity with the normal traffic of the neighborhoods since there are already sidewalks and roadways for pedestrian and vehicular traffic generated by the train station use. The business hours of the proposed restaurant would not interfere with the morning train station parking traffic.
- D. The building is an existing developed site and therefore meets the required setbacks within the Light Industrial Zoning District. However, there is the possibility that the applicant may require a variance from the Zoning Board of Appeals for potentially five additional parking spaces. In addition, the Planning Board recommends that the applicant have a discussion with the Village Manager about the possibility of using some spaces in Section F of the train station (near the retaining wall). The Planning Board as noted previously during its discussion, recommends conducting an informal parking study. The Planning Board also recommends that the applicant discuss with the owner of 1 Croton Point Avenue the availability/possibility of additional parking.
- E. The current site is a developed property with an existing building and will not affect the environmental assets of the site or adjacent lands.

Chairman Luntz stated that the Planning Board would make a recommendation to the Village Board to issue a special permit with the additional recommendation that a parking analysis (as discussed) be completed prior to going to the ZBA for relief of parking. Also as discussed, the Planning Board recommended to Ms. O'Callaghan that she explore the possibility for making arrangements with village or owner across the street since the Planning Board is concerned that existing parking may not be adequate. The Planning Board members were unanimously in consensus of this recommendation. Village staff will draft a memo for the chairman's approval and then give to the Village Board.

3. APPROVAL OF MINUTES

Ms. Mainiero made a motion to approve the minutes of July 26, 2016, as amended, seconded by Mr. Krisky, and the motion carried, by a vote of 4-0, Mr. Kauderer abstained because he had been absent at the last meeting.

4. ADJOURNMENT OF MEETING

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

Respectfully submitted by,

Ronnie L. Rose
Planning Board Secretary