



Planning Board

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

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TO: Mayor Pugh and the Village Board of Trustees
FROM: Chairman Luntz, Planning Board
DATE: October 28, 2020
RE: 25 South Riverside Avenue Special Permit Recommendation

At its regularly scheduled meetings on October 13, 2020 and October 27, 2020, the Village of Croton-on-Hudson Planning Board reviewed the Village Board referral of the application for a Special Use Permit for the property located at 25 South Riverside Avenue. The project is for the construction of a 39-unit 40,343 square ft. (0.76 FAR) multi-family building located in the C-1R(B) Riverside Transition Zoning District.

The Planning Board also gives its consent for the Village Board to be Lead Agency for the proposed project for the purposes of SEQR.

The Planning Board has determined that the following objectives, as stipulated in §230-58, will be achieved by this applicant.

A. The accessibility of all proposed structures to fire and police protection.

The proposed project is accessible to fire and police protection because there exists a hydrant nearby, and a fire station (Washington Engine) in the vicinity of the proposed building. The proposed building will have a sprinkler system as required by the Building Code. The Planning Board recommends that the applicants also consult with the Village police and fire departments for any further recommendations.

B. The compatibility of the location, size and character of the proposed use with the orderly development of the zoning district in which it is located and with that of adjacent properties in conformity with the zoning district applicable to such properties.

The Planning Board supports the idea of more apartments in the village and agreed that the proposed 39-unit residential building with four (4) affordable apartments seems to be a good use of underutilized land. The development plan complies with the requirements of the recently established Riverside Transition C1-R(B) Zoning district which allows residential use by special permit.

The Planning Board conducted a site visit to the property and to the Barton Place neighborhood. Because the neighbors on the top of the hillside had expressed concerns about noise and views of the proposed building's height and rooftop deck, a balloon test was conducted and observed from North Riverside Avenue and the Barton Place residential properties. The Planning Board also reviewed detailed drawings of the cross-sections of the building and retaining walls at different elevations. The Planning Board is satisfied that with proper landscaping and screening in addition to a review and approval of rooftop house rules, any visual and noise impacts can be mitigated.

- C. *The safety, convenience, and congruity with the normal traffic of the neighborhood and of the pedestrian and vehicular traffic generated by the proposed use, taking into particular account the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access street.*

The Planning board agrees that access is not a problem on this portion of South Riverside Avenue, and the proposed building is in close proximity to highway exits.

Based on the updated Traffic Analysis, dated October 22, 2020, and prepared by Provident Design Engineering, the study concluded that the proposed residential building will not have a significant traffic impact on the roadways.

- D. *The compatibility of the location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site with adjacent land and buildings and their appropriate development.*

The Planning Board reviewed the detailed cross-section drawings that showed the views from the street, the proposed building and up the hillside to the Barton Place neighborhood. The Planning Board is satisfied with the location, nature and height of the walls and fences, and plans to review the landscaping of the site, including the screening and rules for use of the rooftop deck in greater detail during the site plan approval process.

- E. *The preservation of ecological or environmental assets of the site or adjacent lands:*

The Planning Board discussed the stormwater runoff and filtration at the site and noted that any runoff during construction will be addressed and treated. The proposed retaining walls will provide better hillside erosion control than exists currently and will protect the environmental assets of the site and adjacent lands.

Therefore, based on their review, the Planning Board unanimously recommends the special permit use for the proposed 39-unit multi-family building.