



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: July 13, 2022
RE: 1380 Albany Post Road Special Permit Recommendation

At its regularly scheduled meeting on July 12, 2022, 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 1380 Albany Post Road. The project is for the construction of a 29-unit-multi-family housing building located in the Limited Office (O-1) and North End Gateway (NEGD) Districts..

The applicant and his attorney and engineers were present to present the proposed project to the Planning Board. The existing building is proposed to be demolished and a new, three-story, 33,400 square-foot multi-family building is being proposed with 11 two-bedroom and 18 one-bedroom apartments. The building will be supplied with municipal water and an on-site wastewater treatment system. Ten percent of the dwelling units will be affordable which will result in three units, two (2) one-bedroom and one (1) two-bedroom apartments.

The applicant discussed that the project will include amenities such as: a dog run, barbeque grill area, rooftop/outdoor lounge, fitness center, community room, bicycle storage racks and electrical vehicle charging stations. It is requested that the amenities be detailed further in the site and architectural plans. It is noted that the County recommends that charging stations for Electric bikes be provided.

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 building is on a State Highway (Route 9A) so it is accessible to fire and police. The Washington Engine Company is approximately 1.6 miles from the property and the proposed building will have a fire sprinkler system as required by code. The Planning Board will refer any future site plan applications to the Fire and Police Departments.

- 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 development plan complies with the requirements of the recently established North End Gateway Zoning District which allows residential use by special permit.

The Planning Board requests that a significant amount of effort be put into a landscape plan as they feel that it is important to the overall success of the project. It was recommended that a continuation of the landscaping that was proposed for 1360 Albany Post Road be considered.

- 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.*

There is access to the proposed building from Albany Post Road (Route 9A), which provides ample sight distance in both directions. The Applicant is proposing to utilize the existing curb cut on the property to access the site. The Planning Board agrees that there will be a slight increase in traffic. There are no sidewalks along Albany Post Road which will hinder safe pedestrian travel to other locations such as the nearby shopping to the north which is approximately 1,300 feet from the proposed building. The Planning Board discussed the walking and biking trail across the street that runs from Scenic Drive to Baltic Place. The trail was developed as part of the Baltic Estates subdivision and is located on open space property owned by the Westwind HOA. The trail is required to be maintained by the Westwind HOA but has not been maintained for many years due to very minimal or no use. If the trail was cleared and maintained, it would provide a bike and walking path from the proposed multi-family building to Baltic Place and the adjacent shopping center. There is a bus stop on Albany Post Road at the intersection of Scenic Drive/Warren Road and an improved trail would also provide access to the bus stops. It is noted that the Westchester County Planning Board, in their November 23, 2021 letter, item #5, recommended a sidewalk along the front of the property (a copy of the letter is attached). The applicant indicated that they will reach out to NYS DOT to discuss sidewalk and crosswalk locations. The Planning Board will refer any future site plan applications to the school district to renew for bus stop location.

- 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 height of the proposed building is compliant with existing zoning regulations. The development of the property includes extensive landscaping. Mr. Matra, the developer, owns the space next door.

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

The Applicant believes that this criterion is not applicable as the proposed multi-family building will have no adverse effect on the environment. Regarding preservation, the applicant concedes that trees will come down but agrees to saving any trees that they can.

Therefore, based on their review, the Planning Board unanimously recommends the special permit for the proposed 29-unit multi-family building, subject to the above recommendations.