



Planning Board

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TO: Mayor Brian Pugh and the Village Board of Trustees
FROM: Robert Luntz, Chairman of the Planning Board
DATE: August 11, 2021
RE: Special Permit Application to install solar canopies at the Croton Harmon Train Station Parking lot.

At its regularly scheduled meeting on August 10, 2021, as stipulated by Village Code §230-58, the Village of Croton-on-Hudson Planning Board reviewed the Special Permit application of Sol Systems for the Croton Harmon Parking Lot Solar Canopies and Storage.

The Planning Board has found 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:

This location is located in Croton Harmon Train Station parking lot, and accessible to fire and police protection; the Harmon firehouse is nearby down the street off of South Riverside Avenue. The Village of Croton fire department is in the process of developing a pre-plan to address a possible fire at the proposed battery energy storage system (BESS). The BESS will also incorporate code required fire safety and monitoring systems.

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 Croton Harmon Train Station parking lot is located in the Light Industrial Zoning District and the solar canopies is an allowable use in this district. Because of the proposed location of the project along the Metro North property line, the applicant will have to submit a side yard variance application to the Zoning Board of Appeals.

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 streets:

The Planning Board agreed that the safety, convenience, and congruity with the normal traffic is only an issue when the solar canopies are constructed. The Planning Board recommends that a construction sequencing and staging plan that will take parked cars and train station traffic into consideration be developed during the site plan approval process.

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 agreed that the proposed solar canopies will be a positive addition to the village and were satisfied with the appearance of the solar canopies as presented. However, the Planning Board agreed that the proposed battery yard was not attractive and recommended that a landscape plan and other measures be developed to screen the yard especially for vehicles and pedestrians using the train station parking lot.

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

The Planning Board noted that this proposal is in close proximity to the Hudson River and Croton Bay and requires a robust stormwater management system. The Planning Board recommends that the applicant provide a more detailed stormwater management system in its site plan application to protect waterbodies and wetlands and address safety (ice) conditions in the parking lot.

Based on national projections of the number of electric cars that will be utilized in the next ten years, the Planning Board recommends that the Village Board consider requiring that the applicant include a significant number of electric charging stations with this project.

Therefore, the Planning Board, having reviewed the criteria for a special permit, recommends that the special permit be granted with the additional recommendations suggested in this memo.