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Civil / Environmental

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Mayor Leo A. W. Wiegman and the
Village of Croton-on-Hudson Board of Trustees
Stanley H. Kellerhouse Municipal Building
1 Van Wyck Street
Croton-on-Hudson, NY 10520

July 12, 2011

Re: Half Moon Bay Marina (78.16-1-3)
Croton-on-Hudson, NY

Dear Hon. Mayor and Members of the Village Board:

Enclosed please find our illustration for a proposed new dwelling at Half Moon Bay.

The applicant has made application for Site Development Plan approval from the Planning Board to construct a single-family dwelling on the "Restaurant Parcel" (Tax Nos. 78.16-1-3).

You will note that the proposed dwelling is accessed from the Village's parking lot, as shown.

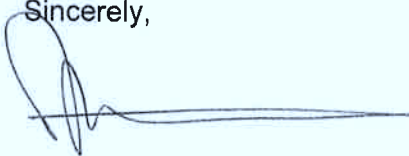
Our plan shows another access to the proposed dwelling from Half Moon Bay Drive, but this is not our preferred alternative.

Specifically, the applicant is requesting permission from the Board to access the parcel via the entrance and parking area.

We are requesting your Board's review of this proposal concurrent with our application for Site Plan approval for the dwelling.

Please call if you have any questions or require additional information.

Sincerely,



Ralph Mastromonaco

Enclosures

cc: Brian Plotkin, Steel Style, LLC

VILLAGE OF
CROTON-ON-HUDSON, N.Y.

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