



Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783, Fax: 914-271-3790

Planning Board
and
Village Board
Application

(new 9/15)

Note: Prior to submitting this application, contact Ronnie Rose, Planning Board Secretary at 914 271-4783

Application Date: 07/08/21

Application #: 20210459
(for Village Use Only)

Property Information:

Section: 79.13 Block: 2 Lot: 25
Property Location (street address) 380 SRA
Zoning District: _____ Commercial Lot: ☒ yes ☐ no Vacant Lot: ☐ yes ☐ no

Applicant Information: ☒ Owner ☐ Contractor ☐ Other: _____

Last Name: _____ First Name: _____

Company: RIVERSIDE GAS INC.

Address: 380 SOUTH RIVERSIDE AVE

Address: CROTON ON HUDSON, NY 10520

Office #: 914-271-2609 Fax #: _____ E Mail Address: _____

Property Owner: ☒ Same As Above 2609

Last Name: _____ First Name: _____ MI: _____

Address: _____

Address: _____

Phone #: _____

Cell #: _____ E-Mail Address: marin.dayana1@gmail.com

Application Type: (Please check those that apply)

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Site Plan*
Change of Use
Building Envelope Modification
Wetlands Permit *
Steep Slope Permit *
Excavation & Fill Permit
Preliminary Subdivision
Final Subdivision

☒ Amended Site Plan*

☐ Minor Site Plan

\$375.00

☐ Village Board Special Permit *
☐ Village Board Special Permit Renewal *

*note: Public Hearing required for these permits

NOTE: The Planning Board also reviews applications (e.g., special permits, accessory apartments, zoning amendments, etc.) that have been referred to them by the Village Board for a recommendation. No public hearing before the Planning Board is required for referral applications.

INSTRUCTIONS: Please submit eight (8) paper copies (Nine copies if a special permit from the Village Board is also required) of supporting materials to the Planning Board Secretary and one (1) pdf file of all application materials to rose@crotononhudson-ny.gov

I, certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Applicant certifies that he is authorized by the Owner of subject premises to conduct the project described above.

DAYANA Y HIDALGO

Applicant's Name (please print)

Signature of Applicant or Agent

Date

FOR VILLAGE USE ONLY:

Fee: 375.00 Paid on: 8/10/2021 Rec'd by: RR

TAXES PAID: yes LEASE AGREEMENT (If applicable) letter rec'd

HEARD BY THE VILLAGE BOARD ON: _____ (date) HEARD BY THE PLANNING BOARD ON: 8/24/21 (date)

PUBLIC HEARING HELD ON: _____ (date) PUBLIC HEARING HELD ON: 9/14/2021 (date)

APPROVED: _____ DENIED: _____ APPROVED: _____ DENIED: _____

RESOLUTION

NOTICE IS HEREBY GIVEN THAT, **Dayna Hildago (tenant of Riverside Gas Inc.)**, has applied to the Zoning Board of Appeals of the Village of Croton-on-Hudson for a side yard variance and a rear yard variance from Village Code Section 230-35 for an existing shed on a commercial property.

The property, at **380 South Riverside Avenue**, is located in the C-2 Commercial District and is designated on the Tax Maps of the Village of Croton-on-Hudson as Section 79.13 Block 2 Lot 25.

This proposed action is considered a Type II Action under the State Environmental Quality Review Act (SEQRA) therefore, no Negative Declaration is required.

A public hearing having been held after due notice, this Board, after reviewing the application and viewing the premises and neighborhood concerned, finds:

1. No undesirable change in the character of the neighborhood nor detriment to nearby properties will be produced by the granting of the variance.
2. The benefit sought by the applicant can be achieved by a method other than the requested variance;
3. The requested variance is substantial;
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; in light of the conditions set forth in this variance.
5. The difficulty alleged by the applicant was self-created.

NOW, THEREFORE, BE IT RESOLVED, that a side yard variance of 3.9ft and a rear yard variance of 28.2ft be **GRANTED** subject to the following conditions, and further finds the variance granted herein is the minimum variance necessary and adequate.

Motion: Mr. Olcott

Second: Mr. Mastronardi

Vote: AYES 5 NAYS 0

Condition(s):

1. That, according to Section 230-164(E), "Unless work is commenced and diligently prosecuted within one (1) year of the date of the granting of a variance or special permit, such variance or special permit shall become null and void".
2. That, the variance is granted based on the plans and other documents submitted in support of the application for a shed currently used and only to be used for storage of maintenance equipment and tools used to maintain the subject property. It cannot be used for chemical, fuel, or other storage that could be hazardous or related to auto repair.
3. That, the back of the shed will be painted either white or the same color of the existing the sides of the shed.

3/9/2022