



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: 3/25/22

Application #:

(for Village Use Only)

Property Information:

Section: 79.13

Block: 1

Lot: 9

Property Location (street address) 321 South Riverside Ave, Croton on Hudson NY 10520

Zoning District:

Commercial Lot: ☐ yes ☐ no

Vacant Lot: ☐ yes ☒ no

Applicant Information: ☐ Owner ☐ Contractor ☒ Other: Tenant

Last Name:

First Name:

Company: Orchid & Elm LLC

Address: 321 S Riverside Avenue, Croton on Hudson NY 10520

Address:

Office #: 914-401-8656

Fax #:

E Mail Address: Contactus@orchid-elm.com

Property Owner: ☐ Same As Above

Last Name: Colangelo

First Name: John

MI:

Address: 119 Pondfield Road Ste 250, Bronxville NY 10708

Address:

Phone #:

Cell #: 347-231-6959

E-Mail Address: Jcolangelo@rhamco.com

Application Type: (Please check those that apply)



Site Plan*



Amended Site Plan*



Minor Site Plan



Change of Use



Building Envelope Modification



Wetlands Permit *



Steep Slope Permit *



Excavation & Fill Permit



Preliminary Subdivision



Final Subdivision



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.

Orchid & Elm LLC

Applicant's Name (please print)

Diana S. Rose

Signature of Applicant or Agent

3/25/22

Date

FOR VILLAGE USE ONLY:

Fee: 225

Paid on: 3/29

Rec'd by: KS

TAXES PAID:

LEASE AGREEMENT (If applicable)

HEARD BY THE VILLAGE BOARD ON: _____ (date)

HEARD BY THE PLANNING BOARD ON: _____ (date)

PUBLIC HEARING HELD ON: _____ (date)

PUBLIC HEARING HELD ON: _____ (date)

APPROVED: _____

DENIED: _____

APPROVED: _____

DENIED: _____

Orchid & Elm LLC

Orchid & Elm LLC is a small boutique offering interior design services as well as selling reclaimed furniture and handmade goods. We will be located at 321 South Riverside Ave, Croton.

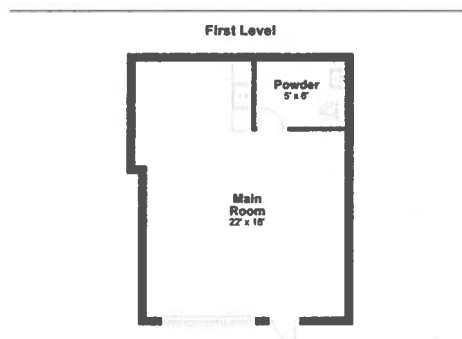
The establishment will be operated by the four members of the LLC, and there will be no employees.

The location will be open Thursdays through Saturdays from 11am to 7pm, Sundays from 1pm to 5pm, and by appointment.

The space will display furniture, home decor and handcrafted items. A floor plan (copied from the original real estate listing) is attached. There are no permanent fixtures other than what is already existing in the space.

We have no current plan for permanent signage outside of the establishment. If and when we decide to install permanent signage we will submit the appropriate application.

We anticipate no large material deliveries or any large vehicle traffic beyond occasional ups/Fedex deliveries.



Karen Stapleton

From: Diandra Trautenberg <trautenbergd@yahoo.com>
Sent: Tuesday, March 29, 2022 3:36 PM
To: Karen Stapleton
Subject: Fw: 321 So. Riverside Avenue

CAUTION: External sender.

Hi Karen,

Please see the note below from the landlord as per your request.

Thanks,
Diandra Sklar

Treasured Pieces LLC

----- Forwarded Message -----

From: "John Colangelo" <jcolangelo@rhamco.com>
To: "Diandra Trautenberg" <trautenbergd@yahoo.com>
Sent: Tue, Mar 29, 2022 at 3:25 PM
Subject: 321 So. Riverside Avenue

I give permission to the partners of Orchid & Elm to submit a change of use for application for suite 2 located at 321 So. Riverside Avenue. Please contact me directly by email or cell if you have any questions or concerns.

Respectfully,

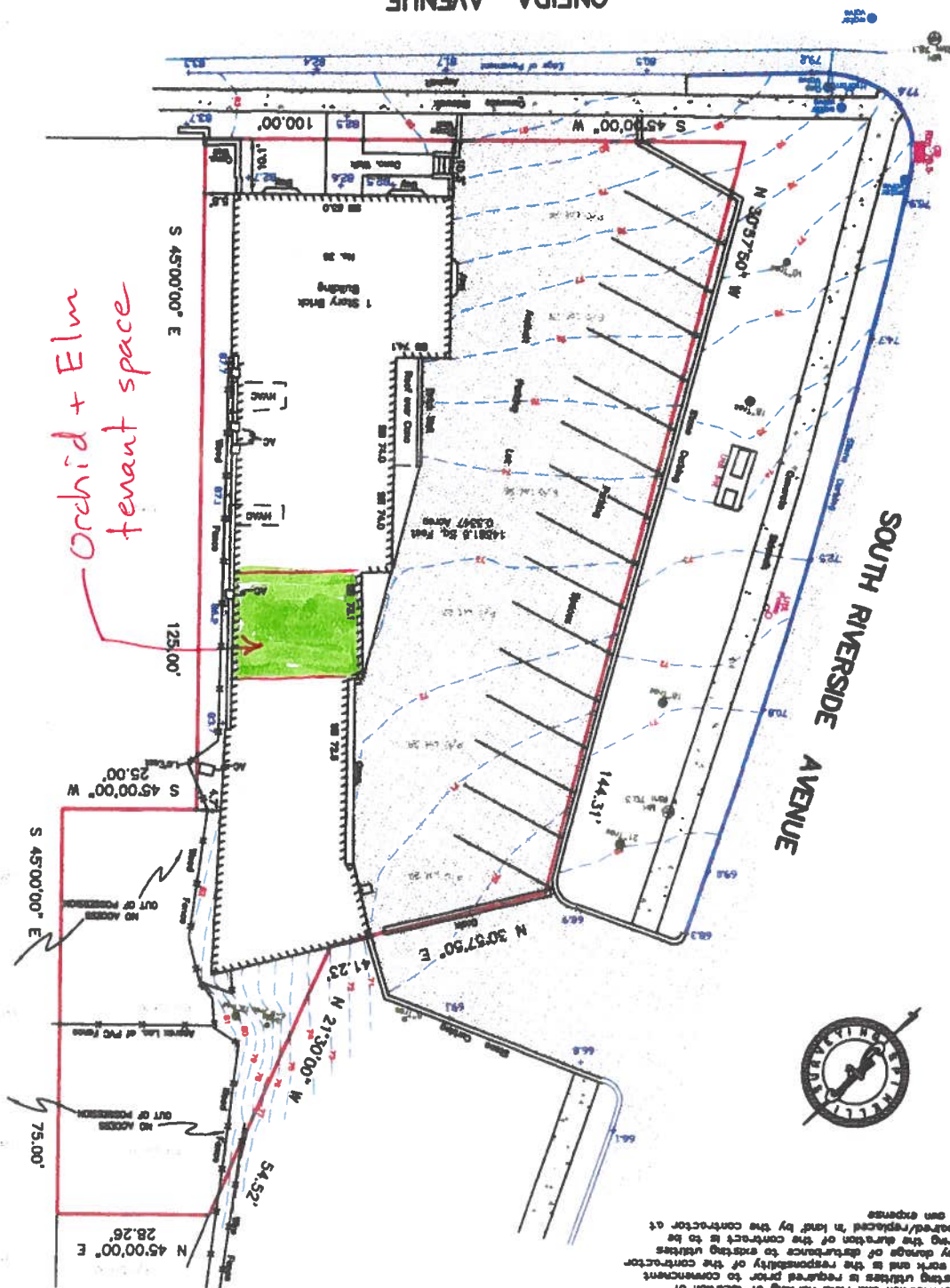
John Colangelo
Managing Member
Bronx West Rock Fund I LLC
119 Pondfield Road
Suite 250
Bronxville, NY 10708
m. 347-231-6959

Richard A. Spinelli
650 Halstead Avenue
Mamaroneck, N. Y. 10543
(914) 381-2357
N.Y.S. Lic. Land Surveyor
No. 49240



Scale 1"=20'
August 20, 2021

ONEIDA AVENUE



SECRET
DECLASSIFIED BY NND 6896
ON 07-11-2001

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

DATE 07-11-2001 BY SP-6 JAB/STP

100-444444