



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Mayor
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Village Clerk
Pauline DiSanto

Village Engineer
Daniel F. O'Connor, P.E.

August 22, 2022

Matra Group, LLC
1380 Albany Post Road
Croton-on-Hudson, NY

Re: Matra Group, LLC -Special Permit to construct a 29-unit multi-family development

Enclosed is a certified resolution for a Special Permit to construct a 29-unit multi-family development located at 1380 Albany Post Road, Croton-on-Hudson, New York.

Sincerely,



Pauline DiSanto
Village Clerk

Cc: Village Engineer

On motion of TRUSTEE SIMON seconded by TRUSTEE GALLELLI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on- Hudson, New York with a 3-0 vote.

Resolution # 122-2022

WHEREAS, the Village Board of Trustees has received a special permit application from the Matra Group for a 29-unit multi-family development at 1380 Albany Post Road; and

WHEREAS, the project is located within the 0-1 Limited Office and North End Gateway Overlay Zoning Districts of the Village, where multi-family developments are allowed by special permit; and

WHEREAS, the Board of Trustees issued a negative declaration under SEQRA and a statement of consistency with the Village's LWRP in connection to this project on March 7, 2022; and

WHEREAS, the Board of Trustees referred the application to the Planning Board on July 5, 2022; and

WHEREAS, the Planning Board reviewed the request and has submitted a memo in support of the application; and

WHEREAS, ten percent of the dwelling units will be affordable as required by Section 230-48 of Chapter 230 of the Village Code which will result in three units, two (2) one bedroom and one (1) two-bedroom apartments; and

WHEREAS, on August 15, 2022, a public hearing on granting a special use permit to the Matra Group was opened and closed,

NOW, THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby issues a special use permit to the Matra Group for a 29-unit multi-family development at 1380 Albany Post Road subject to the following conditions:

1. That an application for site plan approval and subdivision approval (consolidation) be submitted to the Planning Board.
2. That project amenities be included and detailed further in site and architectural plans.
3. That a reasonable number of charging stations for electric vehicles and bicycles be incorporated into the project.
4. That the applicant work with the Planning board and NYSDOT to provide reasonable pedestrian facilities which may include use of the bike and walking trail on the West Wind HOA property in addition to other facilities.

Dated: August 15, 2022

State of New York)

ss:

County of Westchester)

I, Pauline DiSanto, Clerk of the Village of Croton-on-Hudson, in the County of Westchester, State of New York, do hereby certify that the annexed resolution is a copy of an original on file in my office and has been duly adopted at a regular meeting of the Board of Trustees of said Village held on the 15th of August, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the said Village this 19th day of August 2022.


Village Clerk

(Seal)