



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

Rev 3/23

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

Application Date: 09/12/23

Application #: 20230440
(for Village Use Only)

Property Information:

Section: 78.08 Block: 7 Lot: 4

Property Location (street address): 122 Grand Street

Zoning District: C-1 Central Commer Commercial Lot: ☒ yes ☐ no Vacant Lot: ☒ yes ☐ no

Applicant Information: ☐ Owner ☐ Contractor ☒ Lessee ☐ Other: _____

Last Name: Korn First Name: Eric

Company: Leap F.C.

Addr: _____ e

City: _____ State: NY Zip Code 10520

Office #: _____ Cell #: _____ E Mail Address: _____

Property Owner: ☐ Same As Above

Last Name: Beladino First Name: Mark (Property Manager)

Company: Piney Point LLC

Address: 7 Claremont Park

City: Boston State: MA Zip Code 02218

Office #: _____ Cell #: _____

E-Mail Address: beladinosax@gmail.com

Application Type: (Please check those that apply)

- | | | |
|---|---|--|
| ☐ Site Plan* | ☐ Amended Site Plan* | ☐ Minor Site Plan |
| ☒ Change of Use | ☐ Amended Site Plan Extension | ☐ Minor Site Plan Extension |
| ☐ Building Envelope Modification | | |
| ☐ Wetlands Permit * | ☐ Village Board Special Permit * | |
| ☐ Steep Slope Permit * | ☐ Village Board Special Permit Renewal * | |
| ☐ Excavation & Fill Permit | | |
| ☐ Preliminary Subdivision | | |
| ☐ Final Subdivision | | |

**note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, 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.

Per §230-57, the submission should also include the following documentation:

- A. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- B. A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.
- C. Evidence that the proposed use is consistent with the goals of the Village Master Plan.
- D. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.
- E. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.
- F. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

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 engineering@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.

ERIC C KORN

Applicant's Name (please print)



Signature of Applicant or Agent

9.12.23

Date

FOR VILLAGE USE ONLY:

Fee: \$22500 Paid on: 9/14/23 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:

LEAP F.C. Business Overview

Change of Use -

Personal Services Establishment

LEAP FC.

124 Grand St

Description

LEAP F.C. is a youth hub dedicated to the holistic development of teamwork and leadership in Croton's children. Our objective is long-term enrichment through athletics, problem solving and entrepreneurship.

2-4 Year old "Little LEAPs" - early childhood team games in which children and their parents engage in early sporting activities.

4-10 year olds - LEAP Afternoon Adventures - outdoor activities focused on learning teamwork, leadership and problem solving through games and play.

11 - 16 years old - LEAP Leaders - leadership and team building through entrepreneurial and charitable projects.

Operating Hours

Our facility operates for LEAP Afternoon Adventures primarily from 3pm to 6pm, Monday to Friday for classes of up to 25 children.

Smaller group sessions (up to 12 people) of younger / older children will occur during mornings, evenings and weekends.

Arrival & Departure Protocol

Safety is paramount. LEAP Afternoon Adventure, students arrive by bus and are met by a LEAP coach. For departures, a secure process ensures children are released only to registered parents.

Staff

Depending on daily needs, 2 to 5 dedicated staff members will be on-site, each trained and aligned with LEAP F.C.'s mission.

Waste Management

We prioritize minimal waste generation. Our operations are streamlined to reduce trash, and any waste produced is appropriately managed with a focus on recycling.

Operations of LEAP F.C.

LEAP F.C. Afternoon Adventures

Student Arrival:

After the school day ends, students are conveniently transported via the school bus system. Upon arrival, a dedicated LEAP coach welcomes them, ensuring a safe and seamless transition into our space.

Daily Gathering:

Each session begins with a structured assembly, setting the tone for the day. Here, students engage in initial activities, are informed of the day's agenda, and share any personal or group achievements.

Physical Activities:

Students delve into a mix of outdoor games and athletic endeavors. Ranging from running and ball games to agility drills, these activities aim to enhance physical abilities and instill a love for sport.

Skills Development:

Beyond physical prowess, LEAP F.C. underscores personal development. Through engaging tasks and games, students hone problem-solving abilities, leadership skills, and teamwork.

5. Mentorship Moments:

Older students or guest mentors occasionally share stories or lessons, aligning with our mission of holistic growth.

Concluding Assembly:

Each day wraps with a debrief, where students reflect on their learnings, voice any concerns, and receive information on the next day's agenda.

Student Departure:

Safety remains paramount. Children are released exclusively to registered parents or guardians, ensuring their secure return home.

Special Sessions:

Occasionally, weekends or evenings might see unique classes or meetings. These could range from parent-student events, special training sessions, or community outreach activities.

In essence, LEAP F.C.'s operations revolve around creating an environment where students can grow - physically, mentally, and emotionally - in a secure, structured, yet enjoyable setting.

Karen Stapleton

From: Marc Beladino <marcbeladino@gmail.com>
Sent: Thursday, September 14, 2023 2:49 PM
To: Karen Stapleton; Dan O'Connor
Cc: Eric Korn
Subject: Use Change Application for 122 Grand St

CAUTION: External sender.

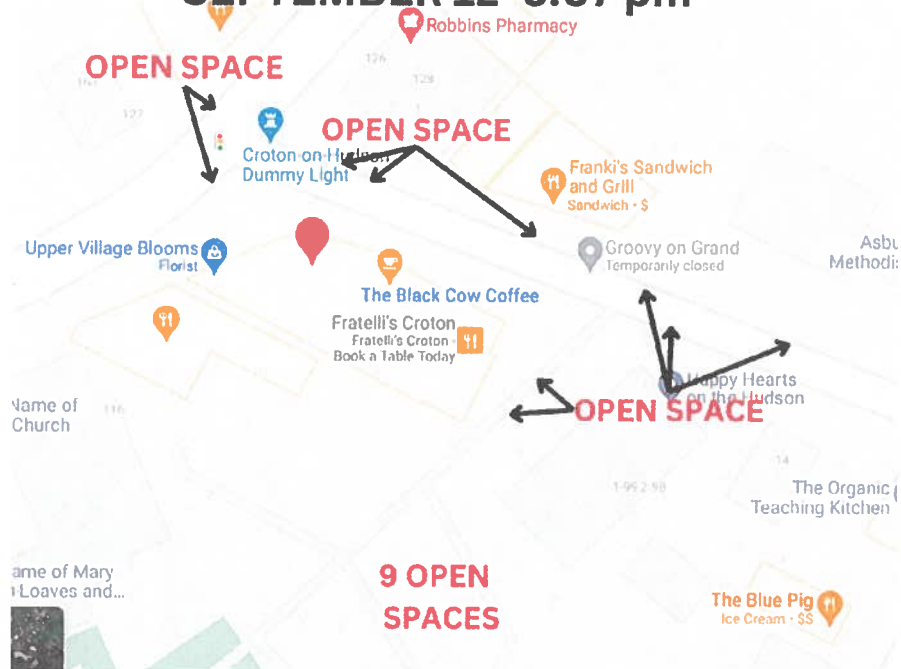
To: The Village of Croton on Hudson,

Piney Point III authorizes Leap F.C. to make a change of use application at 122 Grand Street.

Marc Beladino
Piney Point III LLC

Parking Survey

SEPTEMBER 12 6:07 pm



SEPTEMBER 13 5:56 pm



