



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: 10/17/23

Application #: 20230497  
(for Village Use Only)

**Property Information:**

Section: 79.13 Block: 2 Lot: 91

Property Location (street address): 485 S Riverside Ave

Zoning District: C-2 Commercial Lot: yes no Vacant Lot: yes no

**Applicant Information:** Owner Contractor Lessee Other: Tenant

Last Name: Ordonez First Name: Marco

Company: MJ Auto

Address: 485 S Riverside Ave

City: Croton State: NY Zip Code 10520

Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_ E Mail Address: \_\_\_\_\_

**Property Owner:** Same As Above

Last Name: Fallacaro First Name: Thomas

Company: \_\_\_\_\_

Address: 485 S Riverside Ave

City: Croton-on-Hudson State: NY Zip Code 10520

Office #: \_\_\_\_\_ Cell #: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**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 \*
- Steep Slope Permit \*
- Excavation & Fill Permit  Village Board Special Permit \*  Village Board Special Permit Renewal \*
- Preliminary Subdivision *modification*
- 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](mailto: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.

Marco Ordonez  
Applicant's Name (please print)

  
Signature of Applicant or Agent

10/17/23  
Date

**FOR VILLAGE USE ONLY:**

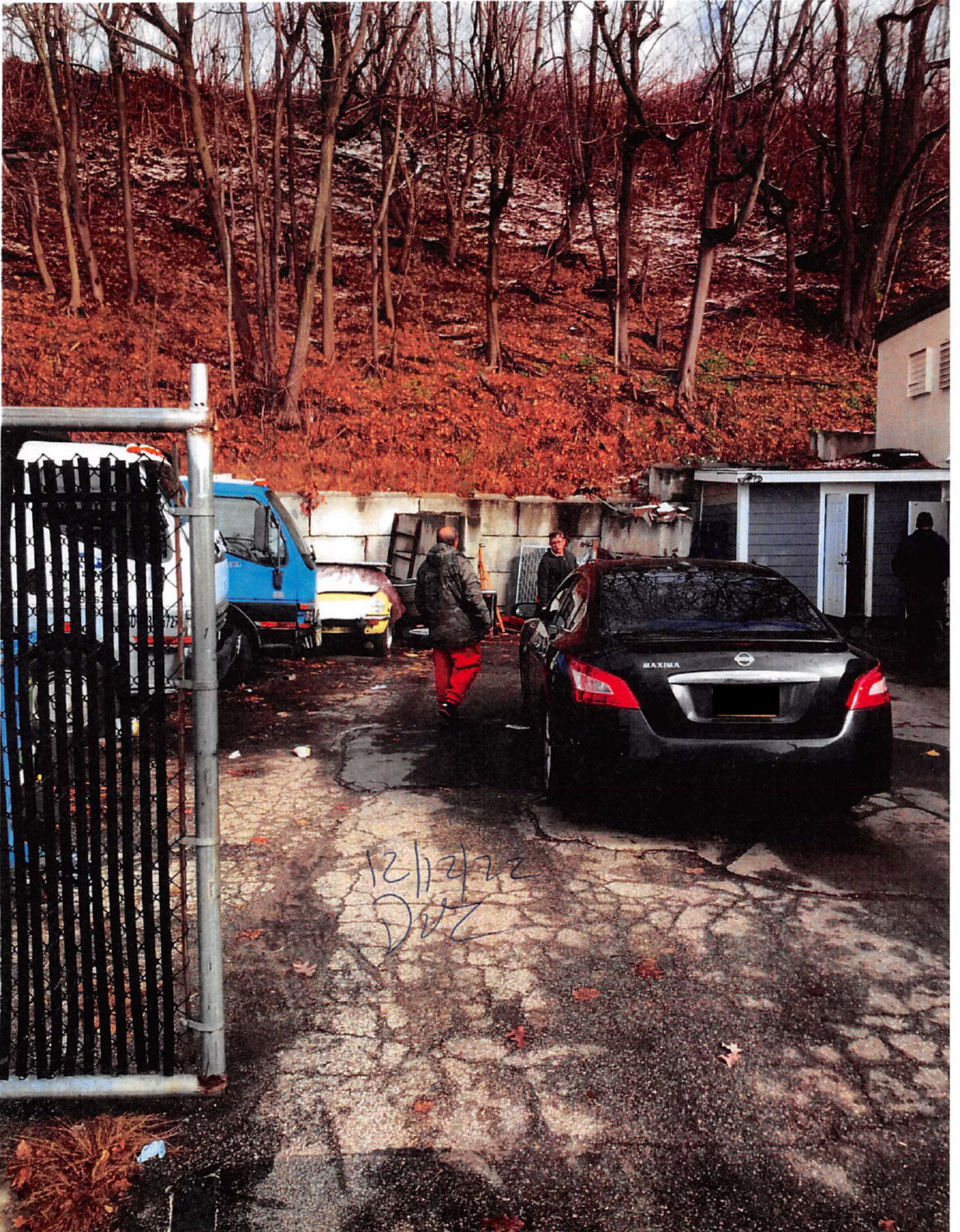
Fee: \$250.00 Paid on: 10/17/23 Rec'd by: AF

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: \_\_\_\_\_





returns with  
12/17/22  
Dec

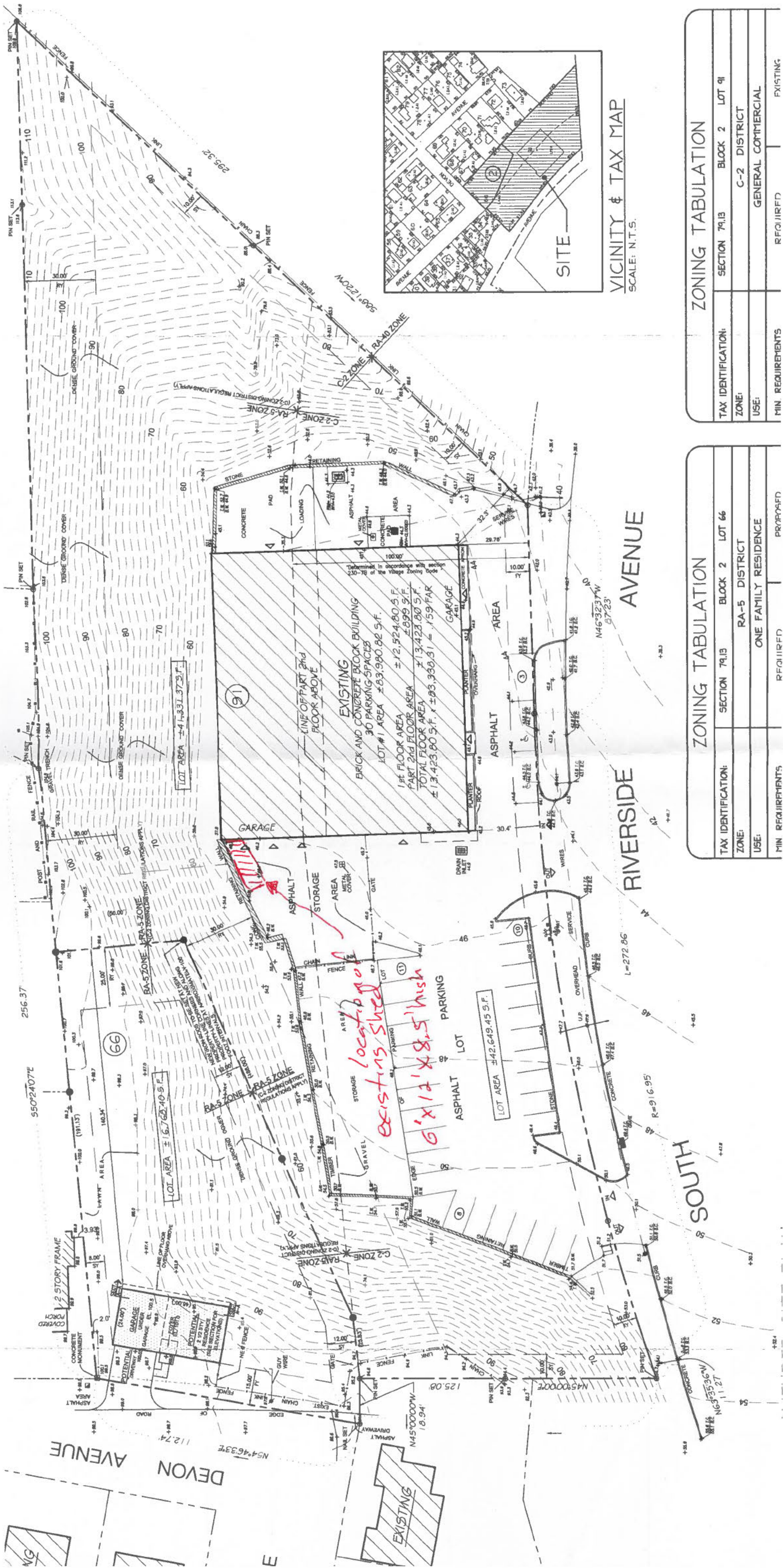
143 inch

78 inch

103 inch

MAXIMA

NEW YORK



VICINITY & TAX MAP  
SCALE: N.T.S.

ZONING TABULATION	
TAX IDENTIFICATION:	SECTION 79.13 BLOCK 2 LOT 66
ZONE:	RA-5 DISTRICT
USE:	ONE FAMILY RESIDENCE
MIN REQUIREMENTS	REQUIRED
	PROPOSED

ZONING TABULATION	
TAX IDENTIFICATION:	SECTION 79.13 BLOCK 2 LOT 91
ZONE:	C-2 DISTRICT
USE:	GENERAL COMMERCIAL
MIN REQUIREMENTS	REQUIRED
	EXISTING

485 South Riverside Ave

INSPECTION FIELD SHEET  
Printed by PETER ANFITEATRO

10/18/23  
09:03:13

INSPECTION: 46592 FIRE SAFETY REINSPECTION

LOC: 425 SOUTH RIVERSIDE AVENUE  
CROTON-ON-HUDSON

PROPERTY ID: 079.13-002-091.00

OWNER: JODINE&JENNIFER REALTY

CONTRACTOR: \_\_\_\_\_

REQUEST BY: \_\_\_\_\_

WORK ORDER: M&J Auto Repair

INSPECTOR:	PA	RESULT:	PASS
REQUESTED:	10/17/23 11:20	PRIORITY:	
SCHEDULED:	10/17/23 11:20	COMPLETED:	10/18/23 11:22 AM
UNPAID FEES:	.00		Date Time

MILEAGE: .00 TIME: TRAVEL ONSITE

COMMENTS:

SPECIAL PERMIT APPROVAL  
Created from inspection 46591 on 10/18/2023 by peter  
Fire Extinguisher maintenance tags expired.  
Welding tanks require restraints.  
All non-conformities remedied.

INSPECTION FIELD SHEET  
Printed by PETER ANFITEATRO

10/18/23  
08:50:13

INSPECTION: 46591 FIRE SAFETY

LOC: 425 SOUTH RIVERSIDE AVENUE  
CROTON-ON-HUDSON

PROPERTY ID: 079.13-002-091.00

OWNER: JODINE&JENNIFER REALTY

CONTRACTOR: \_\_\_\_\_

REQUEST BY: \_\_\_\_\_

WORK ORDER: M&J Auto Repair

INSPECTOR:	PA	RESULT:	FAIL
REQUESTED:	10/06/23	PRIORITY:	
SCHEDULED:	10/06/23 11:00	COMPLETED:	10/06/23 11:00 AM
UNPAID FEES:	.00		Date Time

MILEAGE: .00 TIME: TRAVEL ONSITE

COMMENTS:  
SPECIAL PERMIT APPROVAL  
Fire Extinguisher maintenance tags expired.  
welding tanks require restraints.  
  
Reinspection 46592 created on 10/18/2023 by peter  
M&J Auto Repair

SBL: 79.13-002-091  
M&J AUTO REPAIR  
425 SOUTH RIVERSIDE AVENUE  
October 17, 2023  
Fire Safety Inspection Photo Report

46591  
46592,



M&J Auto Fire Inspection Photo

Friday • Oct 6,  
2023 • 11:02 AM

Adjust



SBL: 79.13-002-091  
M&J AUTO REPAIR  
425 SOUTH RIVERSIDE AVENUE  
October 17, 2023  
Fire Safety Inspection Photo Report



M&J Auto Fire Inspection Photo

Wednesday • Oct 11, 2023 • 11:39... [Adjust](#)



M&J Auto Fire Inspection Photo

Wednesday • Oct 11, 2023 • 11:39... [Adjust](#)



M&J Auto Fire Inspection Photo

Wednesday • Oct 11, 2023 • 11:39... [Adjust](#)

Connecticut New York  
75 Calvert Street  
Harrison, NY 10528

LICENSE NO. [blacked out]  
SERVICED [blacked out]

ABC (DRY CHEM)	WATER
BC (DRY CHEM)	LOADED STREAM
CARBON DIOXIDE	PURPLE K (K)
AFFF/FFFP	HALOTRON
FE-26	HALON 1211
CLASS D	CLASS K
WATER MIST	INERGEN
HALON 1301	CLEAN AGENT
FE-13	FM200
SYSTEM	WET CHEMICAL

2022 / 2023

VOID IF FROM INC. PURCHASED SYSTEMS & MOIS.

SERVICED		NEW		RECHARGED	
DEC	NOV	SEPT	AUG	MAY	APR

162197



M&J Auto Fire Inspection Photo

Tuesday • Oct 17, 2023 • 11:22 AM [Adjust](#)

**M&J Auto Repair 1 Corp.  
485 (425) S Riverside Ave**

October 17, 2023

**Special Permit Application Renewal  
M&J Auto Repair 1 Corp.  
485 (425) S Riverside Ave, Tax ID#79.13-2-91**

I am requesting a special permit application to renew the motor vehicle repair garage use for M&J Auto Repair 1 Corp. and special permit application to allow the existing 6' x 12' shed used for storing the air compressor, a 225-gal used-oil storage tank, a 55-gal used-antifreeze fluid and used oil filters and other supplies.

Marco Ordonez