



Planning Board

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
engineering@crotononhudson-ny.gov

Chairman
ROBERT LUNTZ

Members
JOHN GHEGAN
GEOFFREY HAYNES
STEVEN KRISKY
EVA THADDEUS

Attorney
LINDA WHITEHEAD

Village Engineer
DANIEL O'CONNOR, P.E.

Secretary
KAREN STAPLETON

TO: Mayor Pugh and the Board of Trustees

FROM: Robert Luntz, Chairman of the Planning Board

**RE: Special Permit Application for Marco Ordonez of M & J Auto Repair Corp
485 South Riverside Avneue**

DATE: November 8, 2023

At its regularly scheduled meeting on November 7th, 2023, the Planning Board of the Village of Croton-on-Hudson reviewed the referral from the Village Board regarding an application to renew a Special Permit to operate a motor vehicle repair garage at 485 South Riverside Avneue and modify the special permit to include an existing 6' x 12' shed to store various equipment and supplies. The current special permit expires on November 15th, 2023.

The Planning Board voted to make a recommendation to renew the Special Permit for a period of 18 months, during which time the three open violations on the property will need to be remedied. The applicant must come back to the Planning Board for Site Plan Approval for the existing 6' x 12' shed on the property. The applicant submitted a sign permit application to legalize the existing signs that have not been approved that the VEB will review on November 15th, 2023.

Lastly, a large concrete block type retaining wall was installed on the north side of the building behind the small addition without a building permit and certificate of occupancy in violation of sections 86-10A and 86-18A of the Village Code. It is the landlord's responsibility to repair the existing retaining wall or submit a satisfactory plan with a timeline for resolution of this violation, which is why the Planning Board suggests issuing the Special Permit for 18-months with a condition that the applicant submit an application for amended site plan approval for the shed within 60 days of the date of the special permit renewal.

The Village Engineer stated that he would be issuing a violation to the owner of the property for the retaining wall.