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December 12, 2023

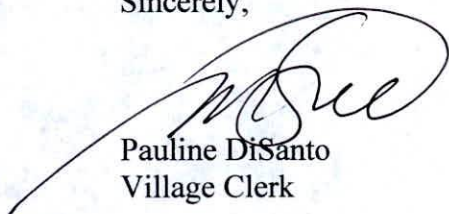
Mr. Marco Ordonez
M and J Auto Repair 1 Corp.
485 South Riverside Ave.
Croton-on-Hudson, NY 10520

Re: Special Permit- 485 South Riverside Avenue, M & J Auto Repair 1 Corp.

Dear Mr. Ordonez:

Enclosed is a certified resolution for approval of a special permit to operate a motor vehicle repair garage located at 485 S. Riverside Avenue. This permit is valid from December 15, 2023, to June 15, 2025, and shall be renewable thereafter. Please submit a renewal application at least 45 days prior to the expiration date.

Sincerely,



Pauline DiSanto
Village Clerk

Cc: Engineering

On motion of TRUSTEE MURTAUGH, seconded by TRUSTEE POLITI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with a 5-0 vote.

Resolution #266-2023

WHEREAS on November 16, 2020, the Village Board of Trustees issued a special permit to M & J Auto Repair 1 Corp. to operate a motor vehicle repair garage at 485 S. Riverside Avenue, and

WHEREAS the special permit for M & J Auto Repair 1 Corp. was set to expire on November 15, 2023, and

WHEREAS the Village Board of Trustees received an application from Marco Ordonez of M & J Auto Repair 1 Corp. to renew the special permit to operate a motor vehicle repair garage and modify the special permit to include an existing 6' x 12' shed to store various equipment and supplies, and

WHEREAS renewal and modification of the special permit is a Type II action under the New York State Environmental Quality Review Act, which does not require an environmental review, and

WHEREAS the Village Planning Board has reviewed the application and has submitted a recommendation to renew the Special Permit for a period of 18 months, and

WHEREAS a Public Hearing on the application was opened and closed on November 13, 2023, and

WHEREAS the Village Board of Trustees extended the permit issued on November 16, 2020, for a period of 30 days, in order to further investigate concerns raised at the public hearing, and

WHEREAS the applicant has submitted an application to the Planning Board for amended site plan approval, and a public hearing on the application is scheduled for December 5, 2023,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby issues a special permit to M & J Auto Repair 1 Corp., 485 S. Riverside Avenue, to operate a motor vehicle repair garage with the following conditions:

1. That the special permit be granted for a period of 18 months, from December 15, 2023, until June 15, 2025, and that the applicant submit a renewal application at least 45 days in advance of the expiration date.
2. That site improvements addressing the potential conflict between pedestrians entering and exiting the *Straddles* business and vehicles entering and exiting the M & J Auto Repair business be incorporated into the amended site plan. The Planning Board shall consider the relocation of the entrance to the M & J Auto Repair business to a location north of the current gate opening in addition to other improvements deemed appropriate by the Planning Board. The Planning Board as part of their amended site plan approval shall establish a reasonable time frame for the completion of the site improvements.
3. That the applicant, after receiving amended site plan approval from the Planning Board, shall apply to the Building Department no later than 30 days after Planning Board approval, for a building permit and certificate of occupancy for the existing shed.

Dated: December 4, 2023

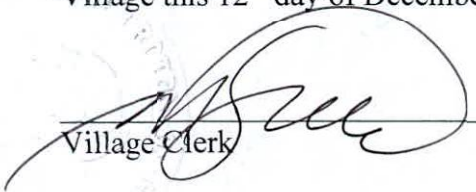
State of New York)

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 04th of December 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the said Village this 12th day of December 2023.


Village Clerk

(Seal)