

RESOLUTION

WHEREAS, on December 5th, 2023 and December 19th, 2023, the Planning Board held a public hearing on an Amended Site Plan application for an existing shed submitted by Marco Ordonez for M & J Auto Repair 1 Corp., hereafter known as "the Applicant." The subject property is located at 485 South Riverside Avenue and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.13 Block 2 Lot 91; and

WHEREAS, the proposal is for the legalization of an existing shed for the storage of a compressor, used oil, oil filters, and used anti-freeze and other equipment and supplies; and

WHEREAS, the amended site plan application was first reviewed on November 21st, 2023 prior to scheduling a public hearing on December 5th, 2023; and

WHEREAS, notification to neighbors within 200 feet has been duly executed, and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); therefore, no Negative Declaration is required, and

WHEREAS, a Special permit was issued to M & J Auto Repair 1 Corp. by the Village Board of Trustees on December 4th, 2023 to operate a motor vehicle repair garage including an existing 6' x 12' shed to store various equipment and supplies.

WHEREAS, the Special Permit issued by the Village Board of Trustees included the following condition: *That, site improvements addressing the potential conflict between pedestrians entering and exiting the Straddles business and vehicles entering and exiting the M and J Auto Repair 1 business be incorporate 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.*

WHEREAS, the Public Hearing was closed on January 2nd, 2024; and

NOW, THEREFORE BE IT RESOLVED, that the amended site plan application as shown on photographs entitled "Exhibit A Shed", submitted by Marco Ordonez, Owner of the M & J Auto Repair 1 Corp.; be approved, subject to the following conditions:

- COMPLETED**
1. That, the vehicle entrance to the M and J Auto Repair 1 business be relocated to just north of the current gate opening and the necessary removals/modification to the existing fence be made to accommodate the new access and the current gate be modified as required and remain locked.
 2. That, the pavement be restriped in front of the locked gate to show a no parking area and a no parking anytime sign be installed.
 3. That, additional cross hatch striping, 6 feet wide minimum, be installed in front of the main access door to Straddles from the corner of the building to the fence. And steel 4" bollards be installed at 6 foot maximum spacing.

Area is partially striped
however NO PARKING
SIGNS NEED TO BE
INSTALLED

NOT YET COMPLETED
BOLLARDS WERE
ORDERED, INSTALLATION
SCHEDULED FOR 4/24

NOT YET COMPLETED
signs BEING MADE

4. That signage be installed at the entrances from South Riverside Avenue warning drivers of pedestrians crossing and to slow down.

COMPLETED

5. That, the four parking spaces removed be relocated to the storage area.

AN additional 60 days are
being requested to complete
the above items

6. That the improvements specified in the above conditions 1-5 be completed within **60 days** of the date of this resolution.

COMPLETED

7. 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.

Unless the above conditions are completed by the dates specified above or as extended by the Planning Board, this approval shall become null and void.

Any application for an extension of this site plan approval shall be made one month prior to the compliance dates specified in the conditions above.

The Planning Board of the Village of Croton-on-Hudson, New York

Robert Luntz, Chairperson
Geoffrey Haynes
John Ghegan (Absent)
Steve Krisky
Eva Thaddeus

Motion to approve by Eva Thaddeus, seconded by Geoff Haynes, and carried by a vote of 4 to 0, with John Ghegan being absent.

Resolution accepted at the meeting held on January 2nd, 2024.