



Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783
engineering@crotononhudson-ny.gov

Planning Board
and
Village Board
Application

Rev 11/17

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

Application Date: 05/29/2024

Application #: 20240206

Property Information: Section: 79.13 Block: 2 Lot: 27
Property Location (street address): 383 S Riverside Ave
Zoning District RA-5 Commercial Lot: ☐ Yes ☒ No Vacant Lot: ☐ Yes ☒ No

Applicant Information: Person or Company Doing Work: ☐ Owner ☐ Contractor ☒ Other: Tenant
Last Name: Sklar First Name: Rich MI: A
Company: MR Home Care LLC
Address: 10 Cross Rd
Address: Cortlandt Manor, NY 10567
Phone #: Cell #: E-mail: rsklar@seniorhelpers.com

Property Owner: ☐ Same As Above
Last Name: Tsagarakis First Name: Konstantinos aka Dino MI:
Company: KPT Riverside Realty, LLC
Address: 383 S Riverside Ave
Address: Croton-on-hudson
Phone #: Cell #: E-mail:

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, accessory apartments, 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 description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- 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.
- 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 (if other than owner) certifies that he is authorized by the Owner of subject premises to conduct the project described above

Richard Sklar

Richard Sklar

05/29/2024

Applicant's Name (please print)

Signature of Applicant or Agent

Date

FOR VILLAGE USE ONLY:

Fee \$ 225.00

Fee Paid (date): 5/30/24

Received by: KS

TAXES PAID: _____

LEASE AGREEMENT (If applicable): _____

HEARD BY THE VILLAGE BOARD ON: _____

HEARD BY THE PLANNING BOARD ON: _____

PUBLIC HEARING HELD ON: _____

PUBLIC HEARING HELD ON: _____

APPROVED: ☐ _____

DENIED: ☐ _____

APPROVED: ☐ _____

DENIED: ☐ _____

05/23/2024

To Whom It May Concern,

I, Konstantinos Tsagarakis (aka Dino), owner and representative of KPT Riverside Realty, LLC acknowledge and agree to the change of usage for 383 S Riverside Ave, Croton-on-Hudson, NY from Retail to Office Space for Richard Sklar and Michael Gelman of MR Home Care LLC.

Konstantinos Tsagarakis

Dino Tsagarakis

il.com



Re: Village of Croton-on-Hudson Change of Use **Narrative for 383 S Riverside Ave.**

Senior Helpers® is a franchise company that specializes in providing personal and companion care to individuals who want to maintain their independence in their homes or who need assistance in a facility. Our mission is to ensure a better quality of life by providing dependable, affordable care and comfort. As a trusted and respected organization, we take a responsible role in supporting our clients, their families, our employees, and our community. Our goal is to provide an exceptional client experience while helping seniors maintain a high quality of life.

The office location at 383 S Riverside will be a new territory headquarters for Senior Helpers, supporting families in Northern Westchester and Putnam counties. The office will be open Monday-Friday 9a-5p and will be staffed initially by the two owners, Richard Sklar and Michael Gelman.

The following activities will take place at the office:

1. Providing information and guidance to new clients: walk-ins, phone, and internet
2. Caregiver interviews and training
3. Administrative tasks: scheduling, client communication, caregiver communication, paperwork, etc.

Note that no caregiving takes place at the office; care is provided in client's home or in a facility.

We intend to submit a building permit. As requested, a sketch of the proposed floor plan is included, new walls are shown as "- - -", existing walls are solid.

The modification requires construction of 4 walls to:

1. Create an open reception area at the front door
2. Create a conference room
3. Create an additional office