



July 10, 2024

The Right Honorable Mr. Brian Pugh, Mayor
Village of Croton-On-Hudson
VILLAGE BOARD OF TRUSTEES
1 Van Wyck Street
Croton-on-Hudson, New York 10520

Mr. Robert Luntz, Chairman
Village of Croton-On-Hudson
PLANNING BOARD
1 Van Wyck Street
Croton-on-Hudson, New York 10520

RE: 325 South Riverside, Ave., Croton-on-Hudson
(S/B/L: 79.13 – 1 – 60, Zoning District: “ C-2 ”)

Your Honor, Mr. Chairman, and Honorable Members of the Boars,

As it relates to the aforementioned property/project location, we appear before your board this evening on behalf of our Client, *CTRH, L.L.C. (Mr. Ryan Kao)*, who seeks to demolish the existing structure currently on the property, and proposed to construct a new 3-story, Mixed-Use Building.

The property, a 14,579 SqFt. Lot is located withing the C-2 General Commercial Zone, within the Harmon/South Riverside Gateway Overlay District.

The new building will be comprised of Retail Space (*Save-Mor Pharmacy*) to be located at the 1st Floor Level, Commercial/Office Space to be located at the 2nd Floor Level (*proposed design layout provides accommodation for the potential for future addition of a Residential Unit*), and finally, proposed two(2) Residential Units to be located at the 3rd Floor Level.

As it relates to parking, the number of required spaces is nineteen(19), and have proposed a/allocated for twenty(20).

Locations for refuse removal and Loading area(s) have been provided at the rear of the Property, while proposed entrance to the property will be located close to the intersection of Oneida Avenue and South Riverside Avenue, traffic access being from Oneida Avenue.

Deliveries for the Retail Store/Pharmacy will be limited to the off-hours avoiding any impact to normal Daytime/Business hours traffic conditions.

The property will be enhanced with new landscaping as shown on the attached plans, along with improvements to the existing sidewalks (*to be enlarged*) with proposed Bicycle Racks and benches for the Public.

Thank you in advance for your consideration. Should you have any additional questions or comments, please feel free to contact our office at your earliest convenience.

Sincerely,

Jorge B. Hernandez, R.A.
President

Cc: Job File No.: 23-173

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