



ENGINEERS OFFICE
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520.2501

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Nora Moriarty Nicholson
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Engineer/Building Inspector
Daniel F O'Connor, P.E.
Fire Inspector/
Peter Anfiteatro

March 6, 2024

Sean Fuller
4 Sunset Drive
Croton on Hudson, New York 10520

**Re: Minor Site Plan Approval
130 Grand Street
Croton-on-Hudson, NY**

Dear Mr. Fuller:

At its regularly scheduled meeting on March 5th, 2024, the Planning Board of the Village of Croton-on-Hudson approved an Amended Site Plan for improvements to the property at the above-referenced address. Enclosed is the resolution with conditions.

Please be reminded that a building permit must be submitted prior to the start of construction. If you have any questions, please don't hesitate to contact me at 914-271-4783 or engineering@crotononhudson-ny.gov

Sincerely,

Daniel O'Connor, P.E.
Village Engineer/Building Inspector

cc: Pat Krumholtz Belkin

RESOLUTION

WHEREAS, the Planning Board held a public hearing for an Amended Site Plan application on February 6th, 2024 and March 5th, 2024, for **Sean Fuller** hereafter known as “the Applicant.” The subject property, owned by Pat Krumholtz Belkin is located at 130 Grand Street in a C-1 Central Commercial District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.05 Block 1 Lot 57; and

WHEREAS, this amended site plan application is for: a rear deck and small addition, revisions to the front façade, and improvements and updates to the parking lot/dumpster area; 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, the Planning Board reviewed the “Revised Proposal,” dated March 5th, 2024, which included a parking study for available on-street parking and available parking in public parking lots within 1250 feet of the property; and

WHEREAS, a total of 28 off-street parking spaces are required, 10 based on the floor area, and an additional 19 for the proposed 78 seats for a total of 28 required off-street parking spaces.

WHEREAS, under Section 230-35 of the Village Zoning Code, the Planning Board has the authority, as part of site plan approval, to waive the required off-street parking upon its determination that the site is already improved and that the required on-site parking spaces are not available and, due to limitations, cannot be constructed.

WHEREAS, a public hearing was opened on February 6, 2024, and closed on March 5th, 2024; and

NOW, THEREFORE BE IT RESOLVED, that the Amended Site Plan application as shown on the plans entitled Grand Street Performance Restaurant, Bar, Gallery and Performance Space Sheet S1.0 entitled “Proposed Site Plan”, Sheet A1.0 entitled “Existing/Proposed Floor Plans”, and Sheet A2.0 entitled “Building Sections/Elevations”, prepared by Christopher Borchardt, of cbdb architecture, Cortlandt Manor, NY dated February 22, 2024, last revised February 29, 2024, and “Venue 130 Grand Street (Revised Proposal), dated March 5th, 2024 and prepared by Sean Fuller be approved subject to the following conditions:

1. That, the foregoing recitals are incorporated herein as if set forth at length.
2. That, the plans submitted for the building permit application substantially comply with the architectural details and exterior materials noted on the approved site plans.
3. That, the sign application be submitted to the Advisory Board on the Visual Environment for their review and recommendation to the Planning Board, and that the applicant return to the Planning Board for final approval of the business sign.
4. That, the Planning Board finds the site is already improved and that 20 of the required 28 on-site parking spaces are not available and, due to limitations, cannot be constructed.
5. That, the Planning Board waives 20 on-site parking spaces on the basis that on-street parking and a municipal parking lot (Vassallo Park) and a publicly available parking lot (Asbury Methodist) are nearby and available, subject to employees parking near the municipal building and on Grand Street west of Old Post Road North.

Unless a building permit is issued and work is commenced and diligently prosecuted within three years of the date of the resolution approving the site plan, such site plan shall become null and void. Any application for an extension of site plan approval shall be made six months prior to the expiration date.

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

Robert Luntz, Chairperson

John Ghegan

Geoff Haynes

Steve Krisky

Eva Thaddeus

Resolution accepted at the meeting held on Tuesday, March 5th, 2024.

Motion to approve by Eva Thaddeus, seconded by Steve Krisky, and carried by a vote of 5 to 0.