



January 29, 2025

Village of Croton-on-Hudson Planning Board
1 Van Wyck Street
Croton-on-Hudson, NY 10520

RE: 1 Croton Point
Transit Oriented Development
Croton Point Ave
Croton-on-Hudson, NY

Dear Chairman Luntz and Members of the Board,

On behalf of WBP Development LLC ("WBP"), we are pleased to enclose eight (8) copies (unless otherwise noted) of the following in support of an Application for Site Plan Approval for the above referenced project:

- Application
- Ten (10) sheet Site Plan Set, last revised September 24, 2024.
- Drawing OP-1 Alternate Entrance Plan.
- Stormwater Pollution Prevention Plan (SWPPP), dated August 1, 2024.
- Water Engineering Report (WER), dated October 30, 2024.
- Wastewater Engineering Report (WWER), last revised July 11, 2024.
- Ten (10) sheet Architectural Plans (Floor Plans & Elevations) prepared by Arketekcher.

By separate cover, WBP has delivered the following checks payable to the Village of Croton-on-Hudson:

- \$ 3,000.00 re fee for site plan application (1 each)
- \$10,000.00 re initial escrow for site plan application (1 each)

We understand that your Board has been provided with copies of the Resolutions adopted on December 18, 2024, by the Village Board granting Special Permit Approval, a SEQRA Negative Declaration and confirming its LWRP consistency determination for the development. The transit-oriented development consists of a 100-unit multifamily residential building of five (5) stories serviced by 105 parking spaces in a combination of surface parking lot and cellar level parking garage.

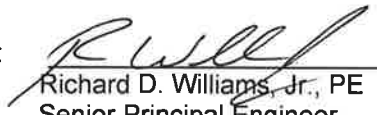
3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

We respectfully request that the Application be placed on the Board's February 4, 2025 meeting agenda for presentation and discussion of the development.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Richard D. Williams, Jr., PE
Senior Principal Engineer

RDW/dlm

Enclosures

Cc: John Bainlardi WBP (via email)
Michael Bovivino Arketekcher (via email)

Insite File No. 24154.100