

January 20, 2025

**Sent Via Email**

Brian Pugh, Mayor  
Village of Croton-on-Hudson Board of Trustees  
Village Hall  
1 Van Wyck Street  
Croton-on-Hudson, NY 10520

***Re: 1 HMB Property Owner, LLC  
Withdrawal of Zoning Petition***

Dear Mayor Pugh and Members of the Board of Trustees:

As you know, this firm represents 1 HMB Property Owner, LLC (“Petitioner”), the owner of the property located at 1 Half Moon Bay Drive in the Village of Croton-on-Hudson (Tax Map ID # 78.12-4-1) (“Property”). On July 11, 2024, we submitted a Petition to amend the zoning code to allow for the construction of a multi-family building on the Property. We made our initial presentation to your Board on July 18, 2024. At that meeting, your Board determined to serve as Lead Agency for the environmental review of the project and circulated your Notice of Intent to all interested and involved agencies. Additionally, your Board established an escrow account to cover the review fees of outside consultants. The Petitioner then funded the escrow account by delivering a \$50,000 check to the Village.

Unfortunately, the Petitioner has determined not to move forward with the project at this time. This letter will serve as the Petitioner’s official withdrawal of its Petition and request for a return of the \$50,000.00 escrow deposit, which was never utilized for review of the project.

We thank the Board for its time and consideration. If you have any questions or concerns, please do not hesitate to contact us.

Very truly yours,

ZARIN & STEINMETZ, LLP

By: *Kory Salomone*  
Kory Salomone  
Jaclyn V. Cohen

cc: 1 HMB Property Owner, LLC  
Monday Properties, LLC