



February 26, 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:

- Ten (10) sheet Site Plan Set, last revised February 26, 2025.
- Ten (10) sheet Architectural Plans (Floor Plans & Elevations) prepared by Arketekcher.

Subsequent to the Board's regular meeting on February 4th, 2025 and the Board's site walk conducted on February 23, 2025, we have updated the drawings to respond to the Board's comments and direction as follows:

1. The plans have been updated based on the September 24, 2024 "Alternative Entrance Plan" to eliminate the easterly one-way entrance from Croton Point Avenue and to provide a one-way entrance into the site from the westerly existing onsite driveway also utilized by the MTA. This revised circulation will continue to provide the requested on-site pick up/drop off location requested by the Croton Harmon School District allowing the school bus to exit the site via the existing signalized access driveway.
2. The architectural drawings have been updated to incorporate the alternate facade preferred by the Village Planning Board. The proposed building cladding features a combination of dark brick and lighter articulated metal panels, creating a contemporary aesthetic while visually breaking up the building's massing. The height of the bulkhead was reduced by 8 feet (from 71 to 63) and the footprint by 327 square feet (from 1075 to 748). We have also slightly modified the rooftop amenity space to provide better views and provided a location at grade for a sculpture by a local artist.
3. As required by Westchester County, the applicant will provide for 10% of the parking spaces (10) to be equipped with level one charging stations and another 10% of the spaces (10) to be equipped with level two charging stations.
4. The applicant will explore working with local artist(s) for artwork to be placed in front of the building to enhance the streetscape. A potential location has been indicated on Drawing SP-1 of the site plan set.
5. Spot elevations have been added to drawing OP-1 to show relative elevations of Wayne Street, Route 9 and surrounding areas to the project site.

6. The existing trees along the eastern property line have been survey located and trees to be preserved / removed have been clarified.

In response to comments from Daniel O'Connor, PE, Village of Croton-on-Hudson Engineer / Building Inspector, received February 7, 2025 via email, we offer the following responses:

1. The existing pedestrian signal pole has been added to the site plans.
2. The requested existing utility information (including pedestrian signal poles, light poles, etc.) have updated to show on Drawing SP-1 "Layout & Landscape Plan" and have been factored into the design.
3. The lighting photometric plan will be updated to include lighting provided by the existing cobra head street lights to remain in our next submission.
4. It is understood that the applicant will work with the Village relative to a potential easement for existing Village utility infrastructure and signage located along the frontage of the site, outside the Village right of way.
5. Drawing OP-1 has been updated to modify the notation regarding the location of potential water main extension from Wayne Street, to just reference the sheet which shows the improvements.

We respectfully request that the Application be placed on the Board's March 4, 2025 meeting agenda for continued discussion of the project.

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, VP, WBP (via email)
Michael Bevivino, Arketekcher (via email)

Insite File No. 24154.100