

Village of



**Croton-on-Hudson**

Engineering Department  
Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501  
Tel: 914-271-4783  
engineering@crotononhudson-ny.gov

**Planning Board**  
**and**  
**Village Board**  
**Application**

Rev 11/17

Note: Prior to submitting this application, contact Planning Board Secretary at 914-271-4783

**Application Date:** 03/27/2025

**Application #:** 20250042

**Property Information:**

Section: 67.20

Block: 3

Lot: 12

Property Location (street address): 153 Grand Street

Zoning District RB



Commercial Lot:

☐ Yes

☒ No

Vacant Lot:

☐ Yes

☒ No

**Applicant Information:**

Person or Company Doing Work: ☒ Owner ☐ Contractor ☐ Other:

Last Name: Ronald

First Name: Napolitani

MI:

Company: Brook St Commercial LLC

Address: 153 Grand Street

Address: Croton-On-Hudson NY

Phone #:

Cell #:

E-mail:

**Property Owner:**

☒ Same As Above

Last Name:

First Name:

MI:

Company:

Address:

Address:

Phone #:

Cell #:

E-mail:

**Application Type:** (Please check those that apply)

☐ Site Plan \*

☐ Change of Use

☐ Building Envelope Modification

☐ Wetlands Permit\*

☐ Steep Slope Permit\*

☐ Excavation & Fill Permit

☐ Preliminary Subdivision

☐ Final Subdivision

☐ Amended Site Plan\*

☐ Amended Site Plan Extension

☒ Minor Site Plan

☐ Minor Site Plan Extension

☐ Village Board Special Permit\*

☐ Village Board Special Permit Renewal\*

*\*note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, accessory apartments, zoning amendments, etc.) that have been referred to them by the Village Board for a recommendation. No public hearing before the Planning Board is required for referral applications.

Per §230-57, the submission should also include the following documentation:

- A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.
- Evidence that the proposed use is consistent with the goals of the Village Master Plan.

- D. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.
- E. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.
- F. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

**INSTRUCTIONS:** Please submit eight (8) paper copies (Nine copies if a special permit from the Village Board is also required) of supporting materials to the Planning Board Secretary and one (1) pdf file of all application materials to [engineering@crotononhudson-ny.gov](mailto:engineering@crotononhudson-ny.gov)

I certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Applicant (if other than owner) certifies that he is authorized by the Owner of subject premises to conduct the project described above

Ronald Napolitani

Applicant's Name (please print)

Signature of Applicant or Agent

Date

3/25/25

**FOR VILLAGE USE ONLY:**

Fee \$ 9500

Fee Paid (date):

3/27/25

Received by:

KS

TAXES PAID: KS

LEASE AGREEMENT (If applicable):

HEARD BY THE VILLAGE BOARD ON:

HEARD BY THE PLANNING BOARD ON:

4/1/25

PUBLIC HEARING HELD ON:

PUBLIC HEARING HELD ON:

APPROVED: ☐

DENIED: ☐

APPROVED: ☐

DENIED: ☐