



Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783, Fax: 914-271-3790

Planning Board
and
Village Board
Application

Rev 3/23

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

Application Date: 4/22/25

Application #: 20250196
(for Village Use Only)

Property Information:

Section: 79.13 Block: 2 Lot: 91
Property Location (street address): 425 S. Riverside Ave
Zoning District: C-2 Commercial Lot: ☒ yes ☐ no Vacant Lot: ☐ yes ☒ no

Applicant Information: ☐ Owner ☐ Contractor ☐ Lessee ☒ Other: Tenant

Last Name: Ordonez First Name: Marco
Company: MJ Auto Repair I Corp.
Address: 485 S Riverside Ave (425 S. Riverside)
City: Croton on Hudson State: NJ Zip Code: 10520
Office #: Cell #: 914-231-9353 Email: mail.com

Property Owner: ☐ Same As Above

Last Name: First Name:
Company: Carmel Riverside, LLC
Address: 185 Ashford Ave.
City: Dobbs Ferry State: NY Zip Code: 10522
Office #: 914-231-9353 Cell #:
E-Mail Address: mail.com

Application Type: (Please check those that apply)

- | | | |
|---|--|--|
| ☐ Site Plan* | ☐ Amended Site Plan* | ☐ Minor Site Plan |
| ☐ Change of Use | ☐ Amended Site Plan Extension | ☐ Minor Site Plan Extension |
| ☐ Building Envelope Modification | | |
| ☐ Wetlands Permit * | ☐ Village Board Special Permit * | |
| ☐ Steep Slope Permit * | ☒ Village Board Special Permit Renewal * | |
| ☐ Excavation & Fill Permit | | |
| ☐ Preliminary Subdivision | | |
| ☐ Final Subdivision | | |

**note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, 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. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- B. 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.
- C. 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

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 certifies that he is authorized by the Owner of subject premises to conduct the project described above.

Marco Ordonez
Applicant's Name (please print)

[Signature]
Signature of Applicant or Agent

4/22/2025
Date

FOR VILLAGE USE ONLY:

Fee: \$ 250 Paid on: 4/22/25 Rec'd by: KS

TAXES PAID: VKS LEASE AGREEMENT (If applicable) _____

HEARD BY THE VILLAGE BOARD ON: _____ (date) HEARD BY THE PLANNING BOARD ON: _____ (date)

PUBLIC HEARING HELD ON: _____ (date) PUBLIC HEARING HELD ON: _____ (date)

APPROVED: _____ DENIED: _____ APPROVED: _____ DENIED: _____

*Carmel Riverside, LLC
185 Ashford Ave
Dobbs Ferry, NY 10522*

May 12, 2025

RE: M & J Auto Repair Corp
485 S Riverside Ave
Croton on Hudson, NY 10520

To Whom It May Concern:

This is to inform you that M & J Auto Repair's lease will be extended through December 31, 2027.

Thank you,

A handwritten signature in black ink, appearing to read 'AC', with a long horizontal line extending to the right.

Andrew Cortese
Managing Member

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution was adopted unanimously by the Board of Trustees of the Village of Croton-on-Hudson, New York; with a - vote.

Resolution #102-2025

WHEREAS, on December 4, 2023, the Village Board of Trustees approved the renewal of a special permit for the operation of a motor vehicle repair garage at 485 S. Riverside Avenue; and

WHEREAS, this special permit is set to expire June 15, 2025, and must be renewed in accordance with the Zoning Chapter of the Village Code; and

WHEREAS, Marco Ordonez, the owner of M & J Auto Repair Corp., has submitted a special permit renewal application with the appropriate fee; and

WHEREAS, renewal of the special permit does not require an environmental review,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby refers the renewal of the special permit application for a motor vehicle repair garage to the Village Planning Board for a recommendation back to the Village Board of Trustees as required by law.

Dated: May 14, 2025

On motion of TRUSTEE MURTAUGH, seconded by TRUSTEE POLITI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with a 5-0 vote.

Resolution #266-2023

WHEREAS on November 16, 2020, the Village Board of Trustees issued a special permit to M & J Auto Repair Corp. to operate a motor vehicle repair garage at 485 S. Riverside Avenue, and

WHEREAS the special permit for M & J Auto Repair Corp. was set to expire on November 15, 2023, and

WHEREAS the Village Board of Trustees received an application from Marco Ordonez of M & J Auto Repair Corp. to renew the special permit to operate a motor vehicle repair garage and modify the special permit to include an existing 6' x 12' shed to store various equipment and supplies, and

WHEREAS renewal and modification of the special permit is a Type II action under the New York State Environmental Quality Review Act, which does not require an environmental review, and

WHEREAS the Village Planning Board has reviewed the application and has submitted a recommendation to renew the Special Permit for a period of 18 months, and

WHEREAS a Public Hearing on the application was opened and closed on November 13, 2023, and

WHEREAS the Village Board of Trustees extended the permit issued on November 16, 2020, for a period of 30 days, in order to further investigate concerns raised at the public hearing, and

WHEREAS the applicant has submitted an application to the Planning Board for amended site plan approval, and a public hearing on the application is scheduled for December 5, 2023,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby issues a special permit to M & J Auto Repair Corp., 485 S. Riverside Avenue, to operate a motor vehicle repair garage with the following conditions:

1. That the special permit be granted for a period of 18 months, from December 15, 2023, until June 15, 2025, and that the applicant submit a renewal application at least 45 days in advance of the expiration date.
2. That site improvements addressing the potential conflict between pedestrians entering and exiting the *Straddles* business and vehicles entering and exiting the M & J Auto Repair business be incorporated into the amended site plan. The Planning Board shall consider the relocation of the entrance to the M & J Auto Repair business to a location north of the current gate opening in addition to other improvements deemed appropriate by the Planning Board. The Planning Board as part of their amended site plan approval shall establish a reasonable time frame for the completion of the site improvements.
3. That the applicant, after receiving amended site plan approval from the Planning Board, shall apply to the Building Department no later than 30 days after Planning Board approval, for a building permit and certificate of occupancy for the existing shed.

Dated: December 4, 2023

RESOLUTION

WHEREAS, on December 5th, 2023 and December 19th, 2023, the Planning Board held a public hearing on an Amended Site Plan application for an existing shed submitted by Marco Ordonez for M & J Auto Repair 1 Corp., hereafter known as "the Applicant." The subject property is located at 485 South Riverside Avenue and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.13 Block 2 Lot 91; and

WHEREAS, the proposal is for the legalization of an existing shed for the storage of a compressor, used oil, oil filters, and used anti-freeze and other equipment and supplies; and

WHEREAS, the amended site plan application was first reviewed on November 21st, 2023 prior to scheduling a public hearing on December 5th, 2023; and

WHEREAS, notification to neighbors within 200 feet has been duly executed, 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, a Special permit was issued to M & J Auto Repair 1 Corp. by the Village Board of Trustees on December 4th, 2023 to operate a motor vehicle repair garage including an existing 6' x 12' shed to store various equipment and supplies.

WHEREAS, the Special Permit issued by the Village Board of Trustees included the following condition: *That, site improvements addressing the potential conflict between pedestrians entering and exiting the Straddles business and vehicles entering and exiting the M and J Auto Repair 1 business be incorporate into the amended site plan. The Planning Board shall consider the relocation of the entrance to the M & J Auto Repair business to a location north of the current gate opening in addition to other improvements deemed appropriate by the Planning Board. The Planning Board as part of their amended site plan approval shall establish a reasonable time frame for the completion of the site improvements.*

WHEREAS, the Public Hearing was closed on January 2nd, 2024; and

NOW, THEREFORE BE IT RESOLVED, that the amended site plan application as shown on photographs entitled "Exhibit A Shed", submitted by Marco Ordonez, Owner of the M & J Auto Repair 1 Corp.; be approved, subject to the following conditions:

- COMPLETED** 1. That, the vehicle entrance to the M and J Auto Repair 1 business be relocated to just north of the current gate opening and the necessary removals/modification to the existing fence be made to accommodate the new access and the current gate be modified as required and remain locked.
- COMPLETED** 2. That, the pavement be restriped in front of the locked gate to show a no parking area and a no parking anytime sign be installed.
- COMPLETED** 3. That, additional cross hatch striping, 6 feet wide minimum, be installed in front of the main access door to Straddles from the corner of the building to the fence. And steel 4" bollards be installed at 6 foot maximum spacing.

COMPLETED 4. That signage be installed at the entrances from South Riverside Avenue warning drivers of pedestrians crossing and to slow down.

COMPLETED 5. That, the four parking spaces removed be relocated to the storage area.

6. That the improvements specified in the above conditions 1-5 be completed within **60 days** of the date of this resolution.

COMPLETED 7. That, the applicant, after receiving amended site plan approval from the Planning Board shall apply to the Building Department no later than 30 days after Planning Board approval, for a building permit and certificate of occupancy for the existing shed.

Unless the above conditions are completed by the dates specified above or as extended by the Planning Board, this approval shall become null and void.

Any application for an extension of this site plan approval shall be made one month prior to the compliance dates specified in the conditions above.

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

Robert Luntz, Chairperson
Geoffrey Haynes
John Ghegan (Absent)
Steve Krisky
Eva Thaddeus

Motion to approve by Eva Thaddeus, seconded by Geoff Haynes, and carried by a vote of 4 to 0, with John Ghegan being absent.

Resolution accepted at the meeting held on January 2nd, 2024.

All the above conditions have been complied with as per inspections by the Village Engineer
Date: April 23, 2025