

DRAFT RESOLUTION

WHEREAS, the Planning Board received an application to renew a special permit to operate a motor vehicle repair garage at 425 S. Riverside Ave. (a.k.a. 485 S. Riverside Ave.) from Marco Ordonez, of M & J Auto Repair Corp., and

WHEREAS, under Section 230-17B(3) of the Village Code, storage or repair garages are only permitted in the C-2 Zoning District with a special use permit; and

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 425 S. Riverside Ave., (a.k.a. 485 S. Riverside Ave.), and

WHEREAS, on December 15, 2023, the Village Board of Trustees granted a renewal for the special permit to M & J Auto Repair Corp. that is set to expire on June 15, 2025, and

WHEREAS, under the requirements of the State Environmental Quality Review Act (SEQRA), the Planning Board has determined that this project is a Type II Action, and no further action under SEQRA is required.

WHEREAS, notification to neighbors within 200 feet of said property has been duly executed; and

WHEREAS, a Public Hearing on the application was opened and closed on June 17, 2025, and

WHEREAS, the Planning Board received a letter from the property owner, Carmel Riverside, LLC, advising that he is extending the applicant's lease through December 31, 2027, and

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby issues a special permit to M & J Auto Repair Corp., to operate a motor vehicle repair garage for with the following condition:

1. That the special permit be granted for a period of 18 months, from June 15, 2025 until December 31, 2027, and that the applicant submit a renewal application at least 45 days in advance of the expiration date.

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

Robert Luntz, Chairman
John Ghegan
Geoff Haynes
Steve Krisky
Eva Thaddeus

Motion to approve by _____, seconded by _____, and carried by a vote of _____ to _____.

Resolution accepted at the meeting held on June 17, 2025.