**DRAFT RESOLUTION**

**PRELIMINARY CONSOLIDATION SUBDIVISION APPROVAL**

**WHEREAS**, **WBP Development, LLC**, has applied to the Planning Board for Subdivision Plat Approval on a property located at **1 – 3 Croton Point Avenue and “Lot A”** in the **Light Industrial/ Transit Oriented Development Zoning Districts** and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.17 Block 1 Lots 3, 4 & 5; and

**WHEREAS**, the Planning Board received an application for Site Plan and Preliminary Consolidation Subdivision in connection with a proposed five-story, 100-unit apartment building and associated parking (the “Project”); and

**WHEREAS**, pursuant to the New York State Environmental Quality Review Act, this application is considered an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a Negative Declaration was issued by the Village Board (Lead Agency) on December 18, 2024; and

**WHEREAS**, by resolution adopted by the Village Board of Trustees on December 18, 2024, the Village Board duly approved a special permit for the Project subject to certain conditions as stated in said special permit resolution; and

**WHEREAS** thePreliminary Consolidation Subdivision Map, prepared by **Insite Engineering, Surveying & Landscape Architecture, P.C**, dated **March 25th, 2025** was submitted to the Planning Board for preliminary subdivision approval; and.

**WHEREAS,** a public hearing before the Planning Board was opened for the said site plan and subdivision applications on Tuesday April 15, 2025, and closed on Tuesday May 20, 2025; and

**WHEREAS**, by resolution adopted simultaneously herewith, the Planning Board granted site plan approval for the Project; and

**WHEREAS,** under section 196-3(C) of the Village Code the Planning Board is the approving authority for the Stormwater Pollution Prevention Plan (SWPPP) and hereby approves the Stormwater Pollution Prevention Plan, subject to the conditions specified in the resolution of site plan approval; and

**NOW, THEREFORE BE IT RESOLVED,** that the Planning Board approves the application submitted by **WBP Development, LLC**. for a three-lot consolidated subdivision of property located at 1-3 Croton Point Ave., as shown on the preliminary consolidation subdivision map prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated March 25h, 2025 subject to the following conditions:

1. That the foregoing recitals are incorporated herein as if set forth at length.
2. That the final consolidation subdivision plat and consolidation deed be filed in the Office of the Westchester County Clerk prior to a building permit being granted for the proposed building.
3. That, an easement acceptable to the Village Engineer be provided for Village utilities (water and electric) along the front property line shall be shown on the final subdivision map and the easement agreement shall be acceptable to the Village Attorney and Village Engineer and subsequently be presented to the Village Board for acceptance and filed in the County Clerk’s Office.
4. That a final subdivision plat acceptable for filing in the Westchester County Clerk’s Office and addressing the above items be prepared. Said plat shall include all required notes, certifications, etc. as required by applicable agencies.

**BE IT FURTHER RESOLVED,** that, as part of the Final Subdivision Plat approval process, the Applicant shall obtain the necessary approval from the Westchester County Department of Health. Evidence of approval by the Westchester County Department of Health shall be in the form of the Department of Health’s endorsement of the Final Subdivision Plat.

The Planning Board of the Village of

Croton-on-Hudson, New York

Rob Luntz, Chairperson 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 .