

DRAFT RESOLUTION

WHEREAS, 368 S. Riverside, LLC has applied for a Special Permit for the property located at 368 S. Riverside Ave in the **C2 General Commercial and Harmon/South Riverside Gateway Overlay Zoning Districts** and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.13 Block 1 Lot 71 to add a second story on an existing rear dwelling at 368 S. Riverside Avenue; and

WHEREAS, the applicant received the necessary variance from the Zoning Board of Appeals May 27, 2025; and

WHEREAS, on June 7, 2021, the Village Board of Trustees issued a special permit to the applicant for a special permit for a first-floor residential dwelling in the rear accessory building at 368 S. Riverside Ave., 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 is required under SEQRA, and;

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

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby issues a special permit to 368 S. Riverside LLC, to add a second story to an existing single-story accessory residential dwelling in the rear of 368 South Riverside Avenue.

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.