

DRAFT RESOLUTION

368 S. Riverside, LLC has applied for Site Plan Approval 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, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA), 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 was opened and closed on June 17th, 2025, and

NOW, THEREFORE BE IT RESOLVED, that the Site Plan application, as shown on Drawings prepared by John Power, Architect of Croton-on-Hudson, NY, dated March 20, 2025, last revised on April 1, 2025, entitled "368 South Riverside Avenue" Sheet A-2, "Plot Plan & Zoning Study," Sheet A-4, "First Floor Plan, Construction Plan," Sheet A-5, "Second Floor Plan, Construction Plan," Sheet A-6, "Elevations," and other documents submitted in support of the site plan application, be approved subject to the following conditions:

1. That, the foregoing recitals are incorporated herein as if set forth at length.
2. That, all conditions specified in the Special Permit issued by the Planning Board on June 17th, 2025 are incorporated herein as if set forth at length.
3. That, the plans submitted with the building permit application substantially comply with the site plan, architectural drawings, and exterior material and color samples submitted with the application.

Unless a building permit is issued and work is commenced and diligently prosecuted within three years of the date of the resolution approving the site plan, such site plan shall become null and void. Any application for an extension of site plan approval shall be made six months prior to the expiration date.

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

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

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

Resolution accepted at the meeting held on June 17, 2025