

June 10, 2025

Sent Via Email

Robert Luntz, Chair
Croton-on-Hudson Planning Board
1 Van Wyck Street
Croton-on-Hudson, NY 10520

Re: 1380 Albany Post Road, Croton-on-Hudson
Special Permit Renewal

Hon. Chair and Members of the Planning Board:

As you know, this firm represents the Matra Group, LLC ("Matra"), owner of the property located at 1380 Albany Post Road ("Property") in connection with previously received special permit and site plan approvals for the construction of an approximately 33,400 s.f. multi-family building ("Project") on the Property. The Board of Trustees originally granted special permit approval for the Project on August 15, 2022. A copy of the Special Permit Resolution of Approval is attached as **Exhibit A**. Your Board subsequently granted site plan approval of the Project on October 22, 2022. Most recently, we appeared before your Board in connection with a site plan extension request, which was granted in April.

Pursuant to § 230-63B of the Village Zoning Code, Special Permit approvals automatically expire after 3 years unless substantial construction has begun. In this case, the Special Permit approval is set to expire on August 15, 2025. As we noted to your Board previously, Matra has submitted a building permit to the Engineering Department for review and comment. This application has been outsourced for review and a first round of comments have been issued. While our consultants are diligently addressing those comments and preparing for re-submission, it is unlikely that substantial construction will begin prior to the August 15, 2025 expiration date. Therefore, we are requesting a renewal of the special permit at this time. A Special Permit Renewal Application is attached as **Exhibit B**. For your reference the previously approved Existing Conditions, Demo, and Site Layout Plan prepared by Alfonzetti Engineering, P.C., dated September 10, 2021, last revised October 18, 2022 and the architectural plans prepared by DeMasi Architects, P.C., dated October 6, 2022, are enclosed herewith.

Please place this matter on the Planning Board's next available agenda for review and the scheduling of the required public hearing.

Please don't hesitate to contact me if you have questions.

Very truly yours,
Kory Salomone
Kory Salomone

On motion of TRUSTEE SIMON seconded by TRUSTEE GALLELLI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with a 3-0 vote.

Resolution # 122-2022

WHEREAS, the Village Board of Trustees has received a special permit application from the Matra Group for a 29-unit multi-family development at 1380 Albany Post Road; and

WHEREAS, the project is located within the 0-1 Limited Office and North End Gateway Overlay Zoning Districts of the Village, where multi-family developments are allowed by special permit; and

WHEREAS, the Board of Trustees issued a negative declaration under SEQRA and a statement of consistency with the Village's LWRP in connection to this project on March 7, 2022; and

WHEREAS, the Board of Trustees referred the application to the Planning Board on July 5, 2022; and

WHEREAS, the Planning Board reviewed the request and has submitted a memo in support of the application; and

WHEREAS, ten percent of the dwelling units will be affordable as required by Section 230-48 of Chapter 230 of the Village Code which will result in three units, two (2) one bedroom and one (1) two-bedroom apartments; and

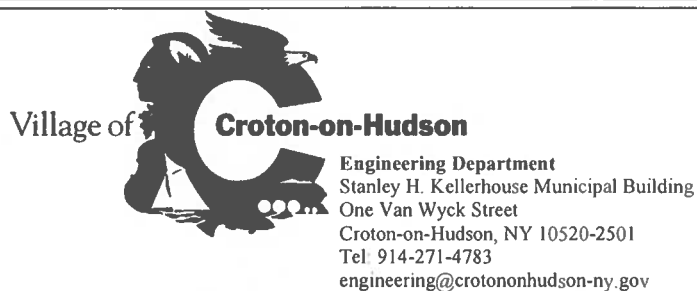
WHEREAS, on August 15, 2022, a public hearing on granting a special use permit to the Matra Group was opened and closed,

NOW, THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby issues a special use permit to the Matra Group for a 29-unit multi-family development at 1380 Albany Post Road subject to the following conditions:

1. That an application for site plan approval and subdivision approval (consolidation) be submitted to the Planning Board.
2. That project amenities be included and detailed further in site and architectural plans.
3. That a reasonable number of charging stations for electric vehicles and bicycles be incorporated into the project.
4. That the applicant work with the Planning board and NYSDOT to provide reasonable pedestrian facilities which may include use of the bike and walking

trail on the West Wind HOA property in addition to other facilities.

Dated: August 15, 2022



Planning Board **and** **Village Board** **Application**

Rev 11/17

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

Application Date: 06/10/2025 **Application #:** _____

Property Information: Section: 67.10 Block: 2 Lot: 14 & 15

Property Location (street address): 1380 Albany Post Road

Zoning District O-1 Commercial Lot: ☒ Yes ☐ No Vacant Lot: ☐ Yes ☒ No

Applicant Information: Person or Company Doing Work: ☒ Owner ☐ Contractor ☐ Other: _____

Last Name: _____ First Name: _____ MI: _____

Company: The Matra Group LLC

Address: 1380 Albany Post Road, Croton-on-Hudson, NY 10520

Address: _____

Phone #: _____ Cell #: _____ E-mail: ajmatra@matrabuildingcorp.com

Property Owner: ☒ Same As Above

Last Name: _____ First Name: _____ MI: _____

Company: _____

Address: _____

Address: _____

Phone #: _____ Cell #: _____ E-mail: _____

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 | Planning | |
| ☐ Preliminary Subdivision | | |
| ☐ Final Subdivision | | |

**note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, accessory apartments, 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 description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- 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.
- 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 (if other than owner) certifies that he is authorized by the Owner of subject premises to conduct the project described above

Anthony Matra

Applicant's Name (please print)

Anthony Matra

Signature of Applicant or Agent

06/10/2025

Date

FOR VILLAGE USE ONLY:

Fee \$ _____

Fee Paid (date): _____

Received by: _____

TAXES PAID: _____

LEASE AGREEMENT (If applicable): _____

HEARD BY THE VILLAGE BOARD ON: _____

HEARD BY THE PLANNING BOARD ON: _____

PUBLIC HEARING HELD ON: _____

PUBLIC HEARING HELD ON: _____

APPROVED: ☐ _____

DENIED: ☐ _____

APPROVED: ☐ _____

DENIED: ☐ _____