



Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783, Fax: 914-271-3790

Planning Board
and
Village Board
Application

Rev 3/23

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

Application Date: 8/14/2025

Application #: 20250484
(for Village Use Only)

Property Information:

Section: 67.19 Block: 2 Lot: 7.2

Property Location (street address): 13 Finney Farm Road, Croton-on-Hudson NY 10520

Zoning District: RA-40 Commercial Lot: ☐ yes ☒ no Vacant Lot: ☒ yes ☐ no

Applicant Information: ☒ Owner ☐ Contractor ☐ Lessee ☐ Other: _____

Last Name: Stibler First Name: Ellen & Stephen

Company: N/A

Address: 109 Mystic Drive

City: Ossining State: NY Zip Code 10562

Office #: _____ Cell: _____ E Mail Address: _____ @ail.com

Property Owner: ☒ Same As Above

Last Name: _____ First Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code _____

Office #: _____ Cell #: _____

E-Mail Address: _____

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

**note: Public Hearing required for these permits*

NOTE: The Planning Board also reviews applications (e.g., special permits, 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. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.

B. 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.

C. 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 certifies that he is authorized by the Owner of subject premises to conduct the project described above.

Ellen & Stephen Stibler

Applicant's Name (please print)

Ellen Stibler

Signature of Applicant or Agent

Stephen Stibler

8/6/2025

Date

FOR VILLAGE USE ONLY:

Fee:

950

Paid on:

8/14/25

Rec'd by:

KS

TAXES PAID: ☒

LEASE AGREEMENT (If applicable)

HEARD BY THE VILLAGE BOARD ON: _____ (date) HEARD BY THE PLANNING BOARD ON: _____ (date)

PUBLIC HEARING HELD ON: _____ (date) PUBLIC HEARING HELD ON: _____ (date)

APPROVED: _____ DENIED: _____ APPROVED: _____ DENIED: _____

12 Spring Street
Hastings-on-Hudson
New York 10706
914.478.0799

christinagriffinarchitect.com

CGA
studio
ARCHITECTS

August 14, 2025

Village of Croton-on-Hudson Planning Board
1 Van Wyck Street
Croton-on-Hudson, NY 10520
Attn: Chair Luntz and Planning Board Members

Re: Residence at 13 Finney Farm Road
Croton-on-Hudson, NY 10520
SBL: 67.19-2-7

Dear Chairperson and Members of the Planning Board:

As the architect representing Ellen and Stephen Stibler, owners of 13 Finney Farm Road, we are submitting the following documents for review by the Planning Board for Minor Site Plan Approval.

Please note – the owner will deliver the required check to the Building Department and Civil Drawings for this project will be delivered separately by Mastromonaco Engineers.

We are pleased to submit the enclosed documents outlining our proposal to construct a new two-story residence on the vacant lot at 13 Finney Farm Road, located within the RA-40 Zoning District. The proposed design fully complies with all applicable zoning regulations for the property, including those pertaining to lot dimensions and area, building setbacks, floor area ratio, building coverage, and maximum building height.

The property is subject to a utility easement, a view easement, a view & recreation easement and a driveway easement. These easements are clearly indicated on the accompanying site plan and survey. The proposed construction has been carefully planned to ensure that none of these easements are impacted.

Drawings:

Property Survey dated December 16, 2024

- A-0 Title Sheet
- S-1A Aerial Views of Site
- S-1B Photos of Neighboring Properties
- S-1C Photos of the Site
- S-2 Site Plan, Zoning Compliance, Planting Legend
- A-1 First Floor Plan
- A-2 Second Floor Plan
- A-3 Roof Plan
- A-4 Basement Plan
- A-5 Front Elevation & Material and Color Scheme
- A-6 South & Rear Elevation
- A-7 North Elevation
- A-8 Schematic House Sections

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Civil Drawings:

Civil Site Plan

Civil Details

Vehicle Maneuvering Diagram

Slope Map

Documents:

Planning Board Application

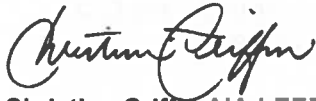
Exterior Finishes and Material Specifications

Easement Documents (submitted by email for reference)

I look forward to presenting these drawings at the Planning Board meeting on August 19th.

Thank you for your time and consideration to review this proposal.

Sincerely,



Christina Griffin AIA LEED AP CPHC

Principal

CGA Studio Architects

cc: Ellen & Stephen Stibler
Ralph Mastromonaco PE