

RESOLUTION

WHEREAS, on August 19th, 2025, the Planning Board held a public hearing on an Amended Site Plan application submitted by Mark Franzoso hereafter known as "the Applicant." The subject property, owned by 123 Grand Street BTN LLC, is located at 123 Grand Street in the C-1 General Commercial Zoning District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 67.20 Blk. 3 Lot 22; and

WHEREAS, the application is for a proposed second floor covered porch extension; and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); therefore, no Negative Declaration is required; and

NOW, THEREFORE BE IT RESOLVED, that the amended site plan application as described in the application dated June 12, 2025; Photographs of existing conditions; and Drawings A-3 entitled "South View Elevation", "South View Elevation Street Side," and "West View Elevation," all submitted by the applicant, be approved.

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, Chairperson
John Ghegan
Geoff Haynes
Steve Krisky
Eva Thaddeus

Motion to approve by _____, seconded by _____, and carried all in favor by a vote of - .

Resolution accepted at the meeting held on August 19, 2025.