

September 9, 2025

**Sent Via Email**

Chairman Robert Luntz  
and Members of the Planning Board  
Village of Croton-on-Hudson  
1 Van Wyck Street  
Croton-on-Hudson, NY 10520

**Re: Site Plan Amendment  
25 South Riverside Avenue**

Dear Chairman Luntz and Members of the Planning Board:

As you will recall, I represent Croton Riverside, LLC, in connection with the project located at 25 South Riverside Avenue.

In January 2021 we received Board of Trustees Special Permit Approval and Site Plan Approval from your Board to construct a three (3) story multi-family building at the site. As you may have observed, Croton Riverside has commenced construction and anticipates project completion in the 4th quarter of 2025.

As part of our ongoing efforts to improve the aesthetics and operational efficiency of the building we are pleased to submit the following plans:

1. Architectural Site Plan
2. Landscape Plan
3. Plant Photos

The above-referenced plans include the following changes:

1. Modification of the retaining wall geometry at the rear of the building to create a more open space at ground level, particularly at the south side to allow easier maintenance access.
2. Modification of the retaining wall geometry at the north end of the property to create a softer curve and capture uphill storm water runoff.
3. Elimination of the large concrete ADA ramp and switchback along front of the building from the main entrance to the north parking lot, and replacement with an ADA lift and typical stairwell allowing for a softer front and larger planting area along the north end of the building.

4. Addition of a stairwell landing outside the building's south stair tower and associated walkway directly out to Riverside Avenue to accommodate DPW access and maintenance of storm and sanitary sewer manholes at the south property boundary.

We respectfully ask that this matter be placed on the Planning Board's September 16<sup>th</sup> meeting agenda for a review of the proposed modifications.

If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,

ZARIN & STEINMETZ LLP

By: *Kory Salomone*  
Kory Salomone