

September 9, 2025

Re: PB Application
Spring Come, LLC
352 South Riverside Ave
Section 79.13, Block 1, Lot 74

Dear Chairman Luntz and Members of the Planning Board:

As the owner of 35 Wayne Street (S79.13-B1-L80) for the past 38 years, as well as S79.13-B1-L82, I am in receipt of the notice of a Public Hearing for an Amended Site Plan Approval for the above referenced location. While considering this amended site plan I feel it is necessary to bring to this boards attention the condition of the refuse dumpster area currently owned and used by Spring Come, LLC, for the disposal of refuse generated at the restaurant. The tax map of the current disposal site, or transfer station, is Section 79.13, Block 1, Lot 83.

For years this site has been kept in a disgusting, unhealthy, unkept condition. This can be seen in the attached photographs. Since the gate is not functional, they are always left open making this an eyesore to everyone who travels on Wayne or Clinton Streets as well as anyone going to the Harmon Fire House. Dumpster juices in all their stinking glory are seen frequently flowing on the ground. Fortunately for Spring Come the pictures taken today were immediately after the trash was picked up by the Village otherwise the true nature of this condition would be even more apparent.

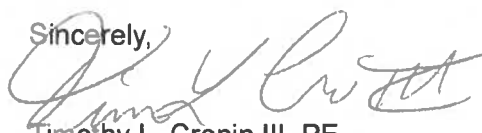
A few of the observations from the pictures show a gate that is not, and likely cannot be, closed, trash on the ground, stains on the ground from grease and oil dumpster juice, and a porta-potty which may or may not be functional. Also, upon further inspection by the Village it appears that Spring Come is trespassing onto the adjacent property to the west, which may be owned by either the Village or NYS.

Without specific knowledge, I assume this site was approved for the location of the dumpsters of the Spring Come LLC Restaurant by issuance of a Special Permit of the Village Board. Whichever Board approved this location for the garbage dumpsters surely had established conditions and requirements for keeping the place in a reasonably good and safe condition which Spring Come has clearly not met.

Prior to the Planning Board issuing the requested Special Permit, if they are so inclined, it would be appreciated if an inspection were made by the appropriate Village personal and that that the Amended Site Plan Approval would come subsequent to the remedial work necessary to be performed by Spring Come LLC to clean the disposal area.

Thank you for your time and consideration.

Sincerely,



Timothy L. Cronin III, PE
6TC LLC General Manager

cc: Brian Pugh, Mayor, Village of Croton on Hudson



