

RESOLUTION

WHEREAS, the Planning Board held a public hearing for an Amended Site Plan application on September 16, 2025 for **Spring Come LLC**, hereafter known as “the Applicant.” The subject property, owned by Spring Come LLC, is located at 352 South Riverside Avenue in a C-2 General Commercial Zoning District and Harmon/South Riverside Gateway Overlay Zone and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.13 Block 1 Lots 74, 75, and 83; and

WHEREAS, this amended site plan application was submitted to add to balconies to two rear apartments in the mixed-use building at 352 South Riverside Avenue and for modifications to the sidewalk on the south and west sides of the building and new exterior stairs to the basement; 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

WHEREAS, all conditions from the Amended Site Plan approval for a new three-story, mixed-use building for this applicant issued on December 5, 2023 remain in effect; and

NOW, THEREFORE BE IT RESOLVED, that the Amended Site Plan application as shown on “Enlargement 352 S Riverside Avenue, NY 10520” dated November 20th, 2023 entitled “Zoning Analysis & Plot Plan” Z-001.00, “Exist. Site Plan” Z-002.00, “Details” D-001.00, “Existing/Demo Floor Plans,” DM-001.00, “Proposed Floor Plans,” A-001.01, Proposed Floor Plans A-002.01, “Proposed Floor Plans,” A-003.01, “Proposed Elevations,” A-004.01, “Proposed Elevations,” A-005.01 prepared by Ameriland Brook LLC, architect/zoning & building code/interior design, Queens, NY be approved subject to the following conditions:

1. 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

Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Steve Krisky
Eva Thaddeus

Motion to approve by _____, seconded by _____, and carried by a vote of _____ to _____.

Resolution accepted at the meeting held on September 16, 2025.