

## **DRAFT RESOLUTION**

**WHEREAS**, Taurus Builders Corp., (“Applicant”) is seeking approvals for Minor Site Plan, Excavation and Fill Permit, and Stormwater Pollution Prevention Plan for the construction of a new single-family dwelling located at 73 Melrose Avenue, and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.05 Block 4 Lot 31.2 and;

**WHEREAS**, the lot is part of the Harmon Subdivision (Filed Map #1776); and

**WHEREAS**, the Planning Board reviewed in accordance with Section 270-70, a Minor Site Plan application on Tuesday, November 4th, 2025, and

**WHEREAS**, under Section 208-16(E) of the Village Code the Planning Board is the approving authority for the proposed tree removal associated with this project, and a separate tree removal permit is not required, and

**WHEREAS**, under Section 196-3(C) of the Village Code the Planning Board is the approving authority for the Stormwater Pollution Prevention Plan (SWPPP) and reviewed the submitted SWPPP; and

**WHEREAS**, under Section 120-4 of the Village Code the Planning Board is the approving authority for the issuance of an Excavation and Filling Permit, and in accordance with Section 120-3(C) of the Village Code, the approval from the Planning Board shall incorporate the excavation and filling permit; and

**WHEREAS**, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA) in accordance with § 617.5(11), therefore, no Negative Declaration is required; and

**WHEREAS**, under Section 230-73A of the Village Zoning chapter of the Village Code, the Planning Board finds that the development of this site will contribute to population growth in the Village and that no suitable land is available on the site for a park. Therefore, the Planning Board hereby requires the payment of a fee in lieu of parkland in accordance with section 230-73B; the fee shall be paid prior to the issuance of a building permit; and

**WHEREAS** the Board has considered the public health, safety, and welfare, and the comfort and convenience of the public in general and of the prospective occupants of the proposed development and of the immediate neighborhood; and

**NOW, THEREFORE BE IT RESOLVED**, the Planning Board of the Village of Croton-on-Hudson hereby determines Minor Site Plan, Tree Removal Permit, and Stormwater Pollution Prevention Plan is granted subject to the following conditions below:

1. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
  - a. Architectural Drawings, Page 1 entitled “Drawing 1 of 5, Front Elevation, Rear Elevation,” Page 2 entitled “Drawing 2 of 5, Foundation Plan, First Floor Plan” Page 3 entitled “Drawing 3 of 5 Second Floor Plan, Roof Framing Plan,” Page 4 entitled “ Drawing 4 of 5, Right Side Elevation,” and Page 5 entitled “Drawing 5 of 5, Allowable Holes and General Conditions,” dated September 22, 2025, prepared by DeMasi Architects, P.C. of Mt. Kisco, New York
  - b. Site Plan Drawings, Sheet 1 entitled Site Plan Proposed House 73 Melrose Ave. Sheet 2 entitled Details/Notes Proposed House 73 Melrose Ave. dated

October 1, 2025 and prepared by Ralph G. Mastromonaco, P.E., P.C.  
Consulting Engineers, Croton on Hudson, NY

- c. Examples of Exterior Finishes, are hereby approved subject to the following conditions:
  - i. That, the exterior colors, materials, and architectural design of the proposed house are substantially consistent as set forth in the architectural plans, rendering and narrative and samples of exterior finishes.
2. The following conditions must be met before the Planning Board Chair may sign the approved Site Plan ("Final Site Plan"):
  - a.
3. Landscaping and Tree Removal:
  - a. All tree removal and replanting must be in accordance with Section 208-18 and the approved landscaping plan.
  - b. That, the trees to remain shall be protected with tree trunk armor and/or root zone protection as shown on the site plans listed above or as required by the Village Engineer.
  - c. That, all disturbed areas not hard surfaced or mulched shall be covered with 3" of topsoil, perennial rye grass and mulch, and be reseeded and re-mulched as necessary to achieve a minimum 85% grass coverage or covered with other ground cover as shown on the approved landscaping plan.
  - d. That, if any of the trees noted on the plan to be saved are unintentionally severely damaged during construction, the applicant will replace each severely damaged tree with a tree of 2.5" minimum caliper with the species to be approved by the Village Engineer.
  - e. That, tree removal operations shall not be permitted between the hours of 8:00 p.m. and 8:00 a.m. Sunday through Friday and between the hours of 8:00 p.m. and 10:00 a.m. Friday through Sunday.
  - f. All landscaping shall be installed in a healthy and vigorous state and shall be inspected at beginning and end of the growing season within the first five years of installation. Individual species that do not survive beyond the first, five years shall be replaced in the fall following the inspection with another native species suitable for the site conditions. If fall planting is not possible, then spring planting is permissible.
  - g. That, in accordance with section 208-19(A) of the Village Code the applicant shall file with the Village a suitable bond or other security payable to the Village to cover the completion of conditions (a) through (c) above, said bond to be filed prior to the issuance of a building permit with amount and form of the bond to be approved by the Village.
4. Excavation and Fill:
  - a. All proposed work will be in compliance with Section 120-8 of the Village Code.
  - b. That, excavation and/or filling work shall not commence until a building permit has been issued and erosion and sediment control devices have been installed, inspected, and accepted by the Village Engineer in order to prevent potential impacts to stormwater drainage, water bodies and/or wetlands.
  - c. That, the Village Engineer shall be notified by the next business day if bedrock is encountered in the excavation. If hammering is required, a rock excavation plan shall be submitted to the Village Engineer for review and approval and shall not include any blasting operations. The rock excavation

- plan shall provide for the shortest possible timeframe for the removal of bedrock with the goal that all bedrock removal operations be conducted in a two-to-three-week period as approved by the Village Engineer. The Village Engineer may extend this period on a day-by-day basis due to weather events that would not allow reasonable working conditions. The rock excavation plan shall also include an analysis of leaving part of the basement a crawl space to reduce the quantity of bedrock required to be excavated.
- d. That, excavation and/or filling operations shall not be permitted between the hours of 8:00 p.m. and 8:00 a.m. Sunday through Friday and between the hours of 8:00 p.m. and 10:00 a.m. Friday through Sunday.
  - e. That, any revision to the work covered by the approval of the excavation and or fill work shall be reviewed by the Village Engineer, and if determined to be a substantial revision, a submission of a new application to the Planning Board shall be required.
5. Stormwater Management: The following conditions are established as part of the approval of the Stormwater Pollution Prevention Plan under Chapter 196 of the Village Code.
- a. A SWPPP must be provided and approved by the Village Engineer that meets the requirements of Section 196-6.
  - b. In accordance with section 196-10(C) an as-built plan of the stormwater management practices shall be submitted to the Village Engineer.
  - c. In accordance with section 196-10(F) the landowner shall grant to the Village the right to enter the property at reasonable times and in a reasonable manner for the inspection of the stormwater management facilities.
  - d. In accordance with section 196-11(A) of the Village Code the applicant shall file with the Village a suitable bond or other security to cover the full and faithful completion of all land development activities related to compliance with all conditions set forth by the Village in its approval of the stormwater pollution prevention plan. Said bond to be filed prior to the issuance of a building permit with amount of the bond to be approved by the Village Engineer.
6. Building Permit: No work may commence on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and meet the requirements of Article I of Chapter 86, Building Construction. The following conditions must be met before the issuance of a Building Permit:
- i. That, three sets of signed and sealed site plans, revised as required by this resolution, be submitted with the building permit application.
  - ii. The Applicant receives all approvals required by other governmental approving agencies without material deviation from the Approved Plans. Evidence of compliance with conditions and any such approvals must be submitted to the Village Building Department.
7. The following conditions must be met before the issuance of a Certificate of Occupancy:
- i. That, an as-built survey of the foundation shall be submitted prior to any framing and an updated as-built survey shall be included with the application for a certificate of occupancy.
  - ii. That, the approval of the Village Engineer be obtained for all connections to Village owned utilities.

- iii. That, the landscaping shown on the Approved Plans be installed prior to issuance of a certificate of occupancy.
8. Field Changes: Any further modification of the subject premises beyond those approved herein shall be subject to further Board review and approval.
9. Expiration: 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 and associated permits 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, Chairman  
Eva Thaddeus  
Steven Krisky  
Geoffrey Haynes  
John Ghegan

made a motion to approve the Minor Site Plan Application for Taurus Builders Corp. at 73 Melrose Avenue, seconded by , and the motion carried by a vote of to .

Resolution approved at the meeting held on Tuesday, November 4th, 2025.