

## DRAFT RESOLUTION

**WHEREAS**, the Planning Board approved the Baltic Estates (Westwind Subdivision) on July 25, 1995; and

**WHEREAS**, each lot in the Westwind Subdivision had a building envelope defined for it, beyond which no construction could occur without approval of the Planning Board; and

**WHEREAS**, Matthew & Ilana Robinson, owners of Lot #21 in the Westwind Subdivision (8 Newton Court – Sec. 67.10 Blk. 2 Lot 4.21) have requested an expansion of that lot's building envelope for the purpose of rebuilding a previously constructed gazebo, and to build a new front porch and rear deck during the process of rebuilding the home that was recently significantly damaged by fire; 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

**NOW, THEREFORE BE IT RESOLVED**, that the modification of the building envelope on Lot #21, as shown plans submitted to the Engineering Office by Highlands Architecture, PLLC, Cold Spring, New York, and dated October 2, 2025, including the following: Sheet T-1 "Title Sheet and Project Data," Sheet SP-1, "Site/Plot Plan & Zoning Data," Sheet D-1 "Demo Plan and Existing Photos," Sheet A-1, "Main Level Plan," Sheet A-2, "Upper Level Plan," Sheet A-3, "Roof Plan," Sheet A-4, "Front Elevation," Sheet A-5, "End Elevation," Sheet A-6, "Rear Elevation, and Sheet A-7, "Garage Elevation" be approved with the following conditions:

1. All information requested by the Village Engineer be provided, to the satisfaction of the Village Engineer, prior to the issuance of a building permit.

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.

The Planning Board of the Village of  
Croton-on-Hudson, New York

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

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

Resolution accepted with the minutes of the meeting held on November 4, 2025.