

DRAFT RESOLUTION

WHEREAS, the Planning Board approved a Change of Use application from Office Space to Retail Space on September 2, 2025, for Monday's (Cody Eichelberger), "the Applicant," said property owned by Hugo Iodice of HMM, LLC and located at 125 Grand Street. The property is located in the C-1 Central Commercial Zoning District and is designated on the Tax Map of the Village of Croton-on-Hudson as Section 67.20 Block 3 Lot 21; and

WHEREAS, as part of the condition of approval in its September 2, 2025 Change of Use resolution, "an application for the business sign shall be submitted to the Village Engineer for review for compliance with the Zoning Code. If in compliance, the Village Engineer shall transmit the application to the Visual Environment Advisory Board for their review and comment. The applicant shall then return to the Planning Board for the approval of the business sign."

WHEREAS, on October 20, 2025, the applicant's sign permit application was reviewed by the Advisory Board on the Visual Environment (VEB), as required by the change of use approval issued on September 2, 2025. The VEB had no objections to the sign; and

WHEREAS, under the requirements of the State Environmental Quality Review Act (SEQRA), the Planning Board has determined that this project is a Type II Action in accordance with §617.5(25), which is not subject to review under SEQRA.

NOW, THEREFORE BE IT RESOLVED, that the sign permit application as shown on the approved minutes from the October 20, 2025 VEB meeting, dated October 21, 2025 be approved.

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

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

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

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