

DRAFT RESOLUTION

WHEREAS, the Planning Board held a public hearing on an Amended Site Plan application on Tuesday, October 6, 2025 and, submitted by Croton Riverside LLC, hereafter known as “the Applicant,” for property located at 21-27 South Riverside Avenue (also referred to as “25 South Riverside Avenue”) in the Riverside Transition C-1R(B) Zoning District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.8 Block 5 Lot 43, and

WHEREAS, this amended site plan application was submitted to get approval for modifications of the retaining wall geometry and the elimination of the large concrete ADA ramp to be replaced with an ADA lift at this three-story, multi-family apartment building located at 25 South Riverside Avenue and; 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 Site Plan approval for a new three-story, multi-family apartment building and associated parking for this applicant issued on September 28, 2021 remain in effect; and

NOW, THEREFORE BE IT RESOLVED, that the Amended Site Plan application as shown on plans A-200 “Building Elevations,” and AS-101, entitled “Architectural Site Plan,” last revised on September 2, 2025, prepared by Design Development Architects of White Plains, and “Riverside Apartments Landscape Plan, prepared by William Harris Einhorn, RLA of F Capparelli Landscape Design, last revised on August 9th, 2025 be approved subject to the following conditions:

- 1) That the improvements agreed upon in the neighbor agreement are detailed on the plans.
- 2) Certification for the new wall will be required before a certificate of occupancy is issued.

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 October 7th, 2025.