

RESOLUTION

WHEREAS, the Planning Board received a Change of Use application on Thursday, August 28th, 2025, for Monday's (Cody Eichelberger), hereafter known as "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, the proposed Change of Use is from Office Space to Retail Space; and

WHEREAS, on December 10, 1975, the Zoning Board of Appeals granted a variance for off-street parking for a retail store in the middle tenant space; 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, which is not subject to review under SEQRA.

- 1) That, 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 approval of the business sign.

NOW, THEREFORE BE IT RESOLVED, that the Change of Use application, as described on the application completed by Cody Eichelberger, Applicant, and dated August 27, 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 Eva Thaddeus, seconded by Steve Krisky and carried by a vote of 5 to 0.

Resolution accepted at the meeting held on Tuesday, September 2, 2025.