

RALPH G. MASTROMONACO, P.E., P.C.

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Chairman Robert Luntz
And Members
Village of Croton-on-Hudson Planning Board
1 Van Wyck Street
Croton-on-Hudson, NY 10520

October 15, 2025

Re: Site Plan – 73 Melrose Avenue

Dear Members:

We enclose eight hard copies of the updated Site Plan for this project.

Your Board approved the site plan for this proposed new house on May 6, 2025.

Now, the owner wishes to amend the Site Plan to modify the layout. The change will reduce the impervious area as the long driveway on the original plan will be removed, as will the separate garage building. Accordingly, the stormwater system will change to a 30-inch-high chamber from the original 45-inch-high chamber, as the decrease in impervious area allows for a smaller unit.

Our office provides the enclosed, complete plans for the project for your review and approval.

Please schedule this application at your next available meeting.

Thank you,



Ralph G. Mastromonaco

Cc: Bernard Doran, Owner

