

DRAFT RESOLUTION

WHEREAS, the Planning Board approved an Amended Site Plan application on March 5th, 2024, for Sean Fuller “the Applicant” for the construction of a rear deck and small addition, revisions to the front façade and improvements and updates to the parking lot/dumpster area; and

WHEREAS, the subject property is located at 130 Grand Street in a C-1 Central Commercial District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.05 Block 1 Lot 57; 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, as part of the condition of approval in its March 5, 2024 Amended Site Plan resolution, a sign application was to be submitted to the “Advisory Board on the Visual Environment for their review and recommendation to the Planning Board, and that the applicant return to the Planning Board for final approval of the business sign.”

WHEREAS, on Monday, October 20, 2025, the applicant’s sign permit application was reviewed by the Advisory Board on the Visual Environment (VEB), as required by the amended site plan approval issued on March 5th, 2024. The VEB had no objections to the sign; and

WHEREAS, the proposed sign meets the criteria in accordance with Section 230-44, Signs of the Zoning chapter of the Village Code; and

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.

1. All conditions listed on the amended site plan resolution dated March 5th, 2024 remain in effect.

The Planning Board of the Village of Croton-on-Hudson, New York
Robert Luntz, Chairperson
John Ghegan
Geoff Haynes
Steve Krisky
Eva Thaddeus

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

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