

DRAFT RESOLUTION

WHEREAS, the Planning Board approved a Minor Site Plan application on June 20, 2023, for Mark Franzoso, "the Applicant" for the construction of a New Single-Family House; and

WHEREAS, the subject property is located at 23 Nordica Drive in the RA-9 Single-Family Zoning District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.13 Block 4 Lot 64; and

WHEREAS, the application is for Amended Minor Site Plan approval for a revised retaining wall configuration which differs from the retaining wall approved as part of the original minor site plan; 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

NOW, THEREFORE BE IT RESOLVED, that the Amended Minor Site Plan application, as shown on the application dated November 24, 2025, photographs of existing conditions, and Drawing Number 1/1, entitled "Site Plan," prepared by Ciarcia Engineering, P.C., of Yorktown, last revision date November 21, 2025, be approved, with the following conditions:

1. All conditions listed on the Minor Site Plan resolution dated June 20th, 2023 remain in effect.
- 2.

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

Robert Luntz, Chairperson
John Ghegan
Geoff Haynes
Steve Krisky
Eva Thaddeus

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

Resolution accepted at the meeting held on Tuesday, December 9th, 2025.