

## RESOLUTION

**WHEREAS**, the Planning Board has reviewed an application for a Change of Use permit for Mirage Mirror & Glass, submitted by Carmel Riverside, LLC, hereafter known as "the Applicant," for one (1) tenant space of said property owned by Carmel Riverside, LLC and located at 425 South Riverside Avenue. The property is in the C-2 General Commercial and Harmon/South Riverside Gateway Districts and is designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.13 Block 2 Lot 91; and

**WHEREAS**, the proposed Change of Use is from Power Equipment Dealer to Mirror & Glass Retail Business; 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.

**NOW, THEREFORE BE IT RESOLVED**, that the Change of Use application and supporting documents, submitted to the Village Engineer's Office on 01/15/2025, be approved subject to the following conditions:

- 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, and
- 2) That, the median strip in front of the property will be updated with some curb appeal, including landscaping, for the new business. A landscaping plan shall be prepared and submitted to the Planning Board for approval; and
- 3) That signage be posted clearly indicating parking spaces for Mirage Mirror & Glass, and that any existing signage is cleaned up, and
- 4) That a building permit application shall be submitted for the proposed interior alterations.

In the event that this Change of Use is not implemented within three (3) years of this date, this approval shall expire.

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

Robert Luntz, Chairman  
John Ghegan (Absent)  
Geoffrey Haynes  
Steve Krisky  
Eva Thaddeus (Absent)

Motion to approve by Steve Krisky, seconded by Geoff Haynes, and carried by a vote 3 – 0, with John Ghegan and Eva Thaddeus being absent.