

DRAFT RESOLUTION

WHEREAS, the Planning Board reviewed an application for Site Plan Amendment, Wetlands Activity Permit, and Special Use Permit for the construction of a new covered walkway and vestibules on Tuesday, March 24, 2026 for **31 Glengary Road**, owned by **Temple Isreal of Northern Westchester**, hereafter known as “the Applicant,” said property located at 43 Riverview Trail, and designated on the Tax Map of the Village of Croton-on-Hudson as Section **68.09 Block 4 Lot 42** and

WHEREAS, the property is located in the RA-40 Residential district; and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board carefully examined and considered the materials submitted by the Applicant in support of the Project, including as follows:

- 1) Cover letter dated March 6, 2026
- 2) Application dated March 6, 2026
- 3) Site Plans by KG+D dated January 21, 2026
- 4) Site Plan by Insite Engineers dated March 9, 2026

WHEREAS, the Planning Board conducted a duly noticed public hearing on March 24, 2026, and it was concluded on March 24, 2026, during which all those wishing to be heard were given the opportunity to be heard and to provide written comments; and

WHEREAS, the Planning Board also reviewed all documentation from the Board’s consultants and considered the testimony and comments obtained during the public hearing process; and

WHEREAS, the Planning Board reviewed the Site Plan Amendment application in accordance with Section 230-70; and

WHEREAS, the Planning Board reviewed the Special Use Permit in accordance with Section 230-58; and

WHEREAS, the Planning Board reviewed the Wetland Permit in accordance with Section 227-8; and

WHEREAS the Planning Board has considered the public health, safety, and welfare, and the comfort and convenience of the public in general and of the prospective occupants of the proposed development and of the immediate neighborhood; and

WHEREAS, land disturbance activity is under 5000 sq-ft, and as such, stormwater will be approved by the stormwater management officer; and

WHEREAS, no trees are being removed, and therefore no tree removal approval is required, and

NOW, THEREFORE BE IT RESOLVED, the Planning Board of the Village of Croton-on-Hudson hereby determines that the application for Site Plan Amendment, Wetlands Permit, and Special Use Permit for the construction of a new covered walkway and vestibules is approved subject to the following conditions:

1. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
 - a. Site Plans by KG+D dated January 21, 2026, with the following sheets:

- i. G000 Cover Sheet
 - ii. A100 Site Plans
 - iii. A101 Demolition Plan
 - iv. S201 Overall First Floor Plan
 - v. A300 Existing Conditions
 - vi. A301 Exterior Elevations
 - b. Site Plan by Insite Engineers dated March 9, 2026
2. Site Plan Conditions. The following conditions must be met before the Planning Board Chair may sign the approved Site Plan (“Final Site Plan”):
- a. None.
3. Site Plan Expiration. Unless a building permit is issued and work is commenced and diligently prosecuted within three years of the date of the resolution approving the site plan, such site plan and associated permits shall become null and void. Any application for an extension of site plan approval shall be made six months prior to the expiration date.
4. Special Use Permit Conditions. The granting of the Special Use Permit includes the following conditions:
- a. In accordance with Section 230-62(B), a granting of a special permit shall authorize only one special permit use and shall be limited only to the use described and approved in such permit. Special permits shall, unless subject to periodic renewal at the discretion of the Planning Board, be granted for an indefinite period but shall expire automatically two years from the date of grant, unless at such time substantial construction has begun pursuant to the approved application. The Building Department shall have the discretionary authority to issue a one-year extension for good cause shown.
5. Wetland Permit Conditions. The granting of the Wetland Activity Permit includes the following conditions:
- a. That the work conducted under the Wetland Activity Permit shall be open to inspection during daylight hours, including weekends and holidays, by the approving authority or its designated representative or the Village Engineer.
 - b. That the Applicant shall notify the Village Engineer of the date on which the work is to begin at least five days in advance of such commencement date.
 - c. That the Wetland Activity Permit shall be prominently displayed at the project site during the undertaking of the activities authorized by the permit.
 - d. Soil erosion and sediment control devices shall be installed prior to any disturbance.
 - e. That the Wetland Activity Permit expiration date shall be March 24, 2027, or upon completion of the work specified therein.
 - f. Permits may be renewed by the approving authority upon application submitted at least 60 days before the expiration of the permit. Standards for issuance of renewals shall be the same as for the issuance of permits.

