

Village of



Croton-on-Hudson

Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783
engineering@crotononhudson-ny.gov

Planning Board Application

Rev 05/26

Note: Prior to submitting this application, contact Karen Stapleton, Planning Board Secretary at 914-271-4783

Application Date: 5/26/26

Application #: 20260406

Property Information: Section: 79.13 Block: 2 Lot: 91

Property Location (street address): 425 South Riverside Ave

Zoning District: C-2 Overlay District: ☒ Yes ☐ No If Yes, which Overlay District? HSRG Overlay

Commercial Lot: ☐ Yes ☐ No Vacant Lot: ☐ Yes ☒ No

Applicant Information: ☒ Owner ☐ Contractor ☐ Other: _____

Last Name: Cortese First Name: Andrew MI: _____

Company: Carmel Riverside, LLC

Address: 185 Ashford Ave Dobbs Ferry, NY 10522

Address: _____

Phone #: 914-231-9353 Cell #: _____ E-mail: _____@_____m

Property Owner: ☒ Same As Above

Last Name: _____ First Name: _____ MI: _____

Company: _____

Address: _____

Address: _____

Phone #: _____ Cell #: _____ E-mail: _____

Application Type: (Please check those that apply)

- | | |
|--|--|
| ☒ Site Plan * | ☐ Amended Site Plan* |
| ☐ Site Plan Extension | ☐ Amended Site Plan Extension |
| ☐ Wetlands Permit* | ☒ Planning Board Special Permit* |
| ☒ Steep Slope Permit* | ☐ Planning Board Special Permit Renewal* |
| ☒ Excavation & Fill Permit | ☐ Minor Site Plan |
| ☐ Preliminary Subdivision* | ☐ Minor Site Plan Amendment |
| ☐ Final Subdivision* | ☐ Minor Site Plan Extension |
| ☐ Accessory Dwelling Unit Permit | |

**Note: Public Hearing required for these permits*

See Page 2 for Details on Site Plan and Amended Site Plan

§230-57 Special Use Permit Submission Requirements

If a Special Use Permit is required, the following materials shall be submitted in addition to any Site Plan or Subdivision application requirements, pursuant to §230-57:

- A. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- B. A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.
- C. Evidence that the proposed use is consistent with the goals of the Village Comprehensive Plan.
- D. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.
- E. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.
- F. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

Certification:

I certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Applicant (if other than owner) certifies that he is authorized by the Owner of the subject premises to conduct the project described above

Andrew Cortese

Applicant's Name (please print)

Applicant's Signature

6/24/2026

Date

FOR VILLAGE USE ONLY:

Fee \$ 8,300⁰⁰

Fee Paid (date): 6/5/26 \$8K

Received by: _____

TAXES PAID: ☒

LEASE AGREEMENT (If applicable): _____

HEARD BY THE PLANNING BOARD ON: _____

PUBLIC HEARING HELD ON: _____

APPROVED: ☐ _____ DENIED: ☐ _____