ZARIN & STEINMETZ LLP

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Also admitted in CT

July 13, 2026

***Sent Via Email and Hand Delivery***

Hon. Robert Luntz, Chair
and Members of the Village of Croton-on-Hudson Planning Board
Village Hall
1 Van Wyck Street
Croton-on-Hudson, New York 10520

**Re:** ***425 S. Riverside Avenue***
***Croton-on-Hudson, New York***
***Special Permit & Site Plan Application***

Honorable Chair and Members of the Planning Board:

This firm represents Carmel Riverside LLC ("Applicant"), owner of the property located at 425 S. Riverside Avenue ("Property"), in connection with this application for Special Use Permit and Site Plan approval pursuant to Section 230-20.3(B)(3) of the Croton-on-Hudson Zoning Code ("Code"). The purpose of this application is to obtain approval to redevelop the Property with a 49-unit, multi-family building and related improvements ("Project").

We are pleased to submit the following materials to supplement our initial submission dated June 8, 2026:

- Lighting Plan, prepared by Cronin Engineering, dated July 13, 2026;
- Landscape Plan, prepared by Robert Sherwood Landscape Architect LLC, dated September 4, 2025, last revised July 13, 2026; and
- Fiscal/Community Benefits Report, prepared by Kimley-Horn Engineering and Landscape Architecture of New York, P.C., dated July 13, 2026;
- Public Schools Impact Report, prepared by Kimley-Horn Engineering and Landscape Architecture of New York, P.C., dated February 27, 2025, last revised July 13, 2026; and
- Memorandum Demonstrating Compliance with Section 230-20.6 of the Zoning Code, prepared by Cronin Engineering, dated July 13, 2026.

The enclosed plans demonstrate the Project's compliance with the 2003 Comprehensive Plan and Section 230-20.6 of the Code, which set forth the design guidelines for new developments in the Harmon/South Riverside Gateway District. Additionally, we are providing a Fiscal/Community Benefits Report that analyzes the anticipated fiscal impact of the Project on the Village. As noted in that report, the proposed Project will have a net positive fiscal impact on the Village.

We respectfully request placement on your Board's July 28, 2026 meeting agenda for an initial presentation of the Project and discussion with your Board and for referral of the application to the necessary agencies. For the reasons set forth herein, as well as in our June 8th submission package, we respectfully request that your Board approve the Special Use Permit and Site Plan to facilitate development of the Applicant's proposed multi-family residential building on the Property.

We look forward to introducing and discussing the Project with your Board. If you have any questions in the interim, or require any additional information, please do not hesitate to contact us. Thank you for your consideration.

Very truly yours,

ZARIN & STEINMETZ, LLP

Kory Salomone

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Jaclyn V. Cohen

Encls.
cc: Vincent Salanitro, Village Engineer/Building Inspector
Carmel Riverside LLC
Cronin Engineering, P.E., P.C.
DeMasi Architects