

DRAFT RESOLUTION

WHEREAS, the Planning Board held a public hearing for an Amended Site Plan application on September 22, 2026 for **Spring Come LLC**, hereafter known as “the Applicant.” The subject property is located at 352 South Riverside Avenue, and designated on the Tax Map of the Village of Croton-on-Hudson as Section 79.13 Block 1 Lot 74; and

WHEREAS, the property is in the C-2 General Commercial Zoning District and Harmon/South Riverside Gateway Overlay Zone; and

WHEREAS, this amended site plan application was submitted to revise the parking configuration and adjust signage & landscaping; and

WHEREAS, the Applicant obtained Amended Site Plan Approval from the Planning Board on December 5, 2023 to add a three-story mixed-use building next to their existing one-story commercial building at this location. During the course of construction, field changes were made and the applicant now proposes reconfiguring the locations of parking spaces No. 19 and No. 30, , reducing the width of all parking spaces by 2 inches in order to stay within the property, slightly altering curb cuts and landscaping areas, and clarifying the fence configuration on Parcel 2; 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

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 July 3, 2026
2. Architectural Plans, 10 Sheets, prepared by Ameriland Brook LLC, dated March 13, 2023, (submitted September 8, 2026 – date not updated on plans) including the following:
 - Sheet 1 – Z-001.02 Zoning Analysis & Plot Plan
 - Sheet 2 – Z-002.00 Exist. Site Plan
 - Sheet 3 – D-001.01 Details
 - Sheet 4 – DM-001.00 Existing/Demo Floor Plans
 - Sheet 5 – A-001.02 Proposed Floor Plans
 - Sheet 6 – A-002.01 Proposed Floor Plans
 - Sheet 7 – A-003.01 Proposed Floor Plans
 - Sheet 8 – A-004.01 Proposed Elevations
 - Sheet 9 – A-005.01 Proposed Elevations
 - Sheet 10 – A-006.00 Building Section

WHEREAS, the Planning Board conducted a duly noticed public hearing, and it was concluded on September 22, 2026, during which all those wishing be heard were given the opportunity to be heard; and

WHEREAS, the Planning Board is the approving authority for approving amended site plans under Section 230-70 of the Village Code; and

NOW, THEREFORE BE IT RESOLVED, that the Amended Site Plan application as shown on the subject to the following conditions:

1. All conditions from the Amended Site Plan approval for a new three-story, mixed-use building for this applicant issued on December 5, 2023 remain in effect; and

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

Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Seyed Hosseini
Steve Krisky (Absent)
Gabriella Mirabelli

Resolution accepted at the meeting held on September 22, 2026 with a motion by , seconded by , and carried by a vote of – .