

DRAFT RESOLUTION

WHEREAS, the Planning Board held a public hearing for an Amended Site Plan application on September 22, 2026 for **41-51 Maple LLC**, hereafter known as “the Applicant.” The subject property, owned by 41-51 Maple, LLC, is located at 41-51 Maple Street in the C-2 General Commercial/Municipal Place Gateway Overlay Zoning District and designated on the Tax Map of the Village of Croton-on-Hudson as Section 78.12 Block 3 Lot 3, and

WHEREAS, this amended site plan application is for the approval of an existing shed; and

WHEREAS, this proposal is considered a Type II Action under the State Environmental Quality Review Act (SEQRA); therefore, no Negative Declaration is required;

WHEREAS, the public hearing was opened and closed on September 22, 2026; 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 “As-Built Survey Lands of 41-51 Maple Housing Development Fund Corporation,” dated May 17, 2024 and last updated on September 17, 2024, and marked up to show the existing shed on September 8, 2026, and photographs of the existing shed, be approved with the following condition:

1. That all conditions of the original Site Plan Approval resolution dated August 10th, 2021 not modified herein shall remain in force.

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

Robert Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Seyed Hosseini
Steven Krisky (Absent)
Gabriella Mirabelli

Motion to approve by _____, seconded by _____, and carried by a vote of _____ to _____.

Resolution accepted at the meeting held on Tuesday, September 22, 2026.