DRAFT RESOLUTION

WHEREAS, the Planning Board reviewed an application for Minor Site Plan from ***Rebel Studio Croton, LLC*** ("the Applicant") for the approval for the change of use on Tuesday, October 13, 2026 for 122 Grand Street owned by Piney Point LLC; and

WHEREAS, the property is located at 122 Grand Street, and designated on the Tax Map of the Village of Croton-on-Hudson as **Section 78.8 Block 8 Lot 74** and

WHEREAS, the property is located in the C-1 Central Commercial Zoning district; and

WHEREAS, under the requirements of the State Environmental Quality Review Act (SEQRA), the Planning Board has determined that this project is a Type II Action in accordance with §617.5(18), which is not subject to review under SEQRA.

NOW, THEREFORE BE IT RESOLVED, that the application for Minor Site Plan change of use 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. Sign Permit Application dated 09/29/2026
    b. Kiln diagram and model information submitted 10/02/2026
    c. Rebel Studio Narrative submitted 09/29/2026

2. That an application for the business sign shall be submitted to the Village Engineer for review for compliance with the Zoning Code. If in compliance, the Village Engineer shall transmit the application to the Visual Environment Advisory Board for their review and comment. The applicant shall then return to the Planning Board for approval of the business sign.

    OR

    That the attached Sign Permit application, which is compliant with the Village's Sign & Zoning Codes, is approved with a condition that it shall be referred to the Advisory Board on the Visual Environment, and if the VEB has no issues with the application, the sign permit approval may be issued.

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

Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Seyed Hosseini
Steven Krisky

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

Resolution accepted at the meeting held on Tuesday, October 13, 2026.