

DRAFT RESOLUTION

WHEREAS, on Tuesday, **October 27, 2026**, the Planning Board reviewed a Minor Site Plan application in accordance with §270-70 of the Zoning chapter from **Lillian Ross** (“the Applicant”) for a change of use from a **One-Family House to a Two-Family House**, located at **110 Maple Street** owned by **Lillian Ross**; and

WHEREAS, the property is located at **110 Maple Street**, and designated on the Tax Map of the Village of Croton-on-Hudson as **Section 79.5 Block 5 Lot 27**, situated within the **RB Two-Family Residential 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.

WHEREAS, the Planning Board has reviewed the following documents:

- a. Existing Condition Plans, 2 Sheets, prepared by Lewis C Roane, Architect, dated October 3, 2026, with the following sheets:
 - i. A-1 Existing Condition Plan
 - ii. S-1 Existing House Photos
- b. Narrative from Homeowner Lillian Ross dated 10/9/2026
- c. Property Survey prepared by W.A. Slater of Ossining, NY dated September 11, 1995

NOW, THEREFORE BE IT RESOLVED, that the application for Minor Site Plan change of use per §230-67(B)(4) of the Zoning chapter is approved subject to the following conditions:

2. 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:
 - Existing Condition Plans, 2 Sheets, prepared by Lewis C Roane, Architect, dated October 3, 2026, with the following sheets:
 - i. A-1 Existing Condition Plan
 - ii. S-1 Existing House Photos
 - b. Property Survey prepared by W.A. Slater of Ossining, NY dated September 11, 1995
3. **TBD: INCLUDE GENERAL CONDITIONS FROM PLANNING BOARD HERE**
4. Building Permit: No work may commence on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and meet the requirements of Article I of Chapter 86, Building Construction.
5. Prior to the issuance of a final CO, all inspections and documentation as required by Village Code Sections 86-19(A) and (B) must be completed to the full satisfaction of the Village Engineer.

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

Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Steve Krisky
Gabiella Mirabelli

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

Resolution accepted at the meeting held on Tuesday, October 27, 2026.