



**Waterfront Advisory Committee**

Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501

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*Secretary*  
SYLVIA MILLS

**WATERFRONT ADVISORY COMMITTEE**

**To: Mayor Wiegman and the Board of Trustees**

**From: Fran Allen, WAC Chair**

**CC: Abe Zambrano  
WAC Committee  
Charlie Kane representing Stuart Greenbaum**

**Subject: Consistency Review of the Proposed Changes to the Harmon Gateway  
Overlay Zoning District Local Law, Croton-on-Hudson, NY**

**Date: August 6, 2009**

At their meeting of August 5, 2009, the Waterfront Advisory Committee (WAC) reviewed the changes being proposed to the Harmon Gateway Overlay Zoning District Local Law for consistency with the Croton's Local Waterfront Revitalization Program (LWRP). Included in the submission materials for the WAC's review was a Coastal Assessment Form (CAF) dated July 8, 2009.

The WAC reviewed the questions and answers given in the CAF and, after a thorough discussion of the relationship and significance of this zoning action with the policies set forth in the Village's Local Waterfront Revitalization Program (LWRP), the WAC found this action to be consistent with the LWRP policies. The WAC would recommend one minor change in the CAF i.e., in section B.5 on page 2, "*Description of Site and Proposed Action – Present Land Use*," the following should be added: "...*mixed-use and unimproved properties/vacant lots.*"

It should be clarified that the WAC's consistency review in this case is for zoning changes and not for a specific building and/or construction projects. The zoning changes will provide opportunities for projects/actions to be taken at some point in the future, which more than likely will require approval(s) of the various Village boards (Village Board, Planning Board, etc.).

FA/smm

Attachment: Amended CAF

5. Present land use: Office, auto-related uses, retail, service businesses, restaurants, residential, mixed-use and unimproved properties/vacant lots  
6. Present zoning classification: C-2 (General Commercial) and South Riverside/Harmon Gateway District (partial overlay)

7. List and describe any unique or unusual land forms within or contiguous to the project site (i.e. bluffs, dunes, swales, ground depressions, other geological formations):  
None

8. Percent of site which contains slopes of 15% or greater: ±5%

9. List and describe streams, lakes, ponds or wetlands existing within or contiguous to the project area. Give name and size of each if available:

- a) Name: None
- b) Size (in acres): N/A

10. If an application for the proposed action has been filed with the (city, town, village) agency, the following information shall be provided:

- a) Name of applicant: N/A
- b) Mailing address: \_\_\_\_\_
- c) Telephone number: (area code) (\_\_\_\_\_) \_\_\_\_\_
- d) Application number, if any: \_\_\_\_\_

11. Will the action be directly undertaken, require funding or approval by a state or federal agency? NO X YES \_\_\_\_\_  
If yes, which state or federal agency? \_\_\_\_\_

**C. COASTAL ASSESSMENT:**

(Check either "yes" or "no" for each of the following questions)

	<u>YES</u>	<u>NO</u>
1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map:	_____	<u>X</u>
a) Significant fish or wildlife habitats?	_____	<u>X</u>
b) Scenic resources of local or statewide significance?	_____	<u>X</u>
c) Important agricultural lands?	_____	<u>X</u>
d) Natural protective features in an erosion hazard area?	_____	<u>X</u>