

Environmental Assessment Form Village of Croton-on-Hudson 2002 Comprehensive Plan

Village of Croton-on-Hudson
Westchester County, New York



Buckhurst Fish & Jacquemart, Inc.

October 2002

**Environmental Assessment Form
Village of Croton-on-Hudson
2002 Comprehensive Plan**

Village of Croton-on-Hudson
Westchester County, New York

Prepared on behalf of:
Village Board of Trustees
Municipal Building
1 Van Wyck Street
Croton-on-Hudson, New York 10520
Contact Person: Rick Herbek, Village Manager

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New York, New York 10003
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1.0 Introduction

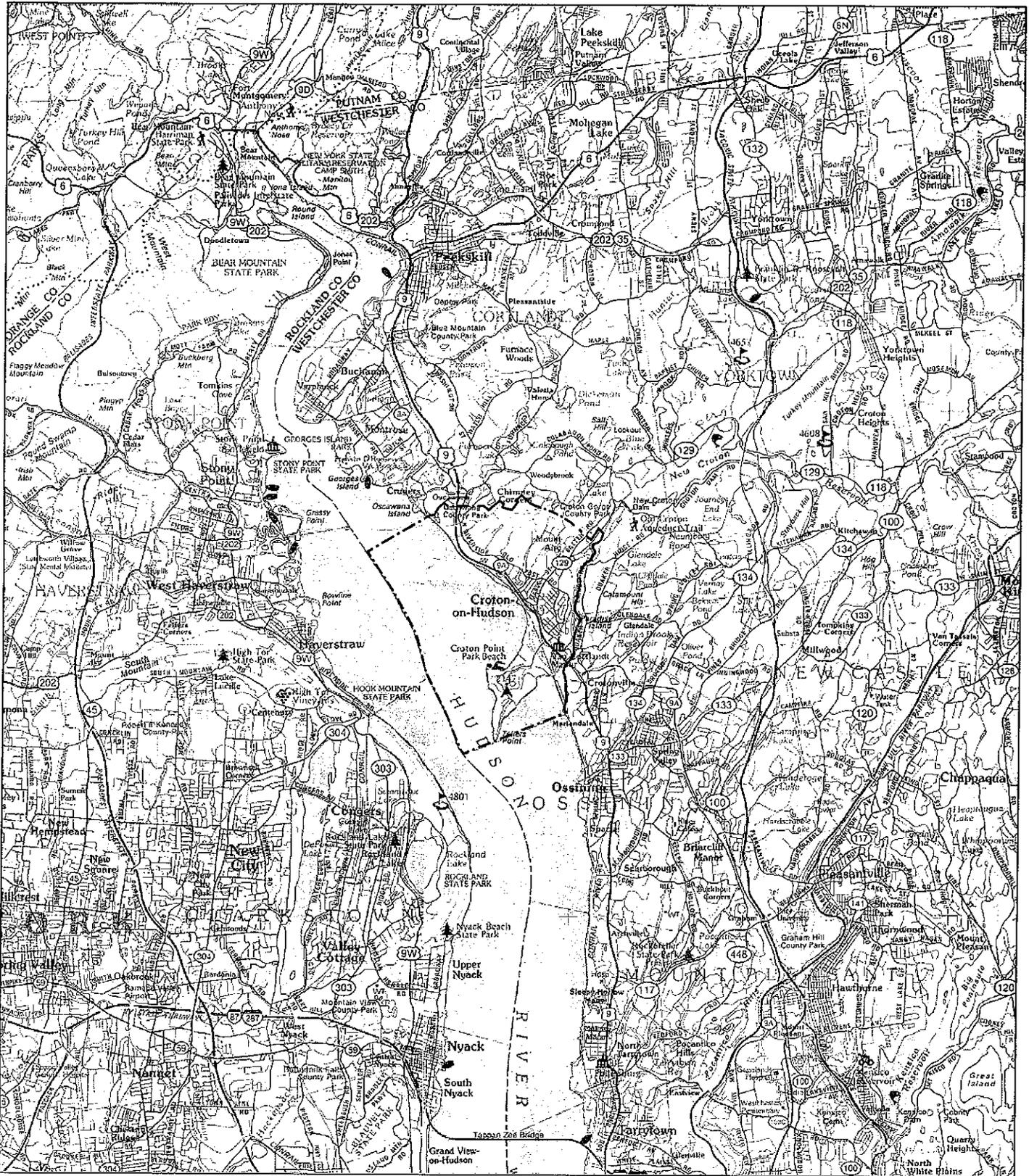
Comprehensive Planning Process

The 2002 Comprehensive Plan was developed during a 16-month planning process, incorporating ideas and recommendations of Village officials, residents, and a newly created Comprehensive Plan Committee (CPC). The CPC was created to review, update, and revise the Village's 1977 Master Plan to reflect current conditions and needs. Throughout the 16-month process, which began in 1999, the community was heavily involved in the planning process. Research and public participation provided the basis for the overall articulation of vision and overall goals for the Village's planning process and eventual Comprehensive Plan.

Environmental Review

Because the State Form (which starts on page 10) was designed for site-specific actions many of the questions are not pertinent to a comprehensive plan and have been answered N/A (not applicable). Pages 4-9 supplement the State Form by giving a synopsis of the Plan recommendations.

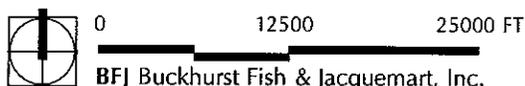
As part of the comprehensive plan approval process, New York State Environmental Quality Review (SEQR) regulations require that the Village Board of Trustees undertake an environmental assessment to evaluate the potential environmental impacts of the Plan's recommendations. The EAF is contained on the following pages.



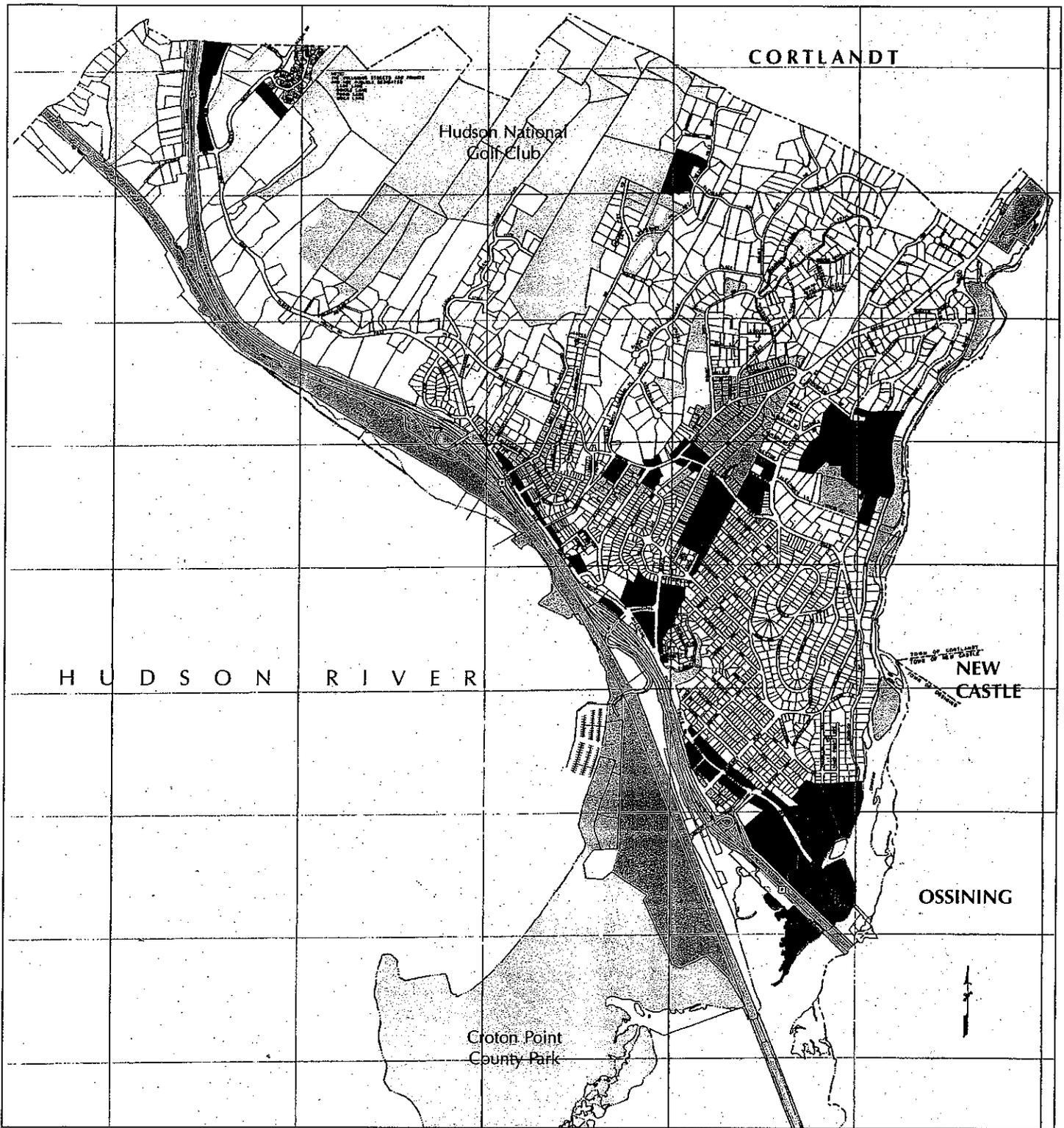
Village of Croton-On-Hudson, NY

Local Context

--- Village Boundary



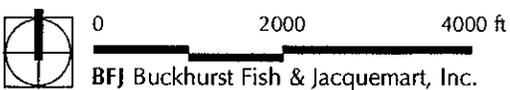
Source: New York State Atlas and Gazetteer, DeLorme Mapping Company



Village of Croton-On-Hudson, NY

Existing Land Uses

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Open Space / Parks
-  Institutions
-  Utilities / Transportation
-  Vacant Lots



2.0 Summary of Plan Recommendations

The following is a summary of the recommendations made in the Village of Croton-on-Hudson's 2002 Comprehensive Plan. The recommendations put forth in the Plan are designed to positively impact the environment, general welfare and quality of life of the Village and its residents.

Commercial Districts

(a) Gateway Overlay Districts

Establish "Gateway Overlay Districts" for three commercial areas: North End Gateway District, Municipal Place Gateway District, and South Riverside Gateway District. The defining characteristics of Gateway Districts in the Village include:

- Vehicular entry points into Croton-on-Hudson from Routes 9/9A
- Commercial uses oriented toward automobile traffic
- Guidelines and concepts for new development when and if opportunities arise.

The Plan includes site plan designs for the Gateway Districts. Any future development in an overlay district would have to follow the plan guidelines. The potential impacts of the gateway overlay districts are evaluated in a separate Environmental Assessment Form.

(b) Upper Village

The Village should retain a consultant to develop a specific plan to strengthen the identity, quality, and commercial mix of the Upper Village. The recommended plan should include:

- Placement of utilities underground.
- Extending streetscape improvements west along Grand Street, past the Holy Name of Mary Church, and further east as far Mount Airy Road, to connect with restaurants, the firehouse and other amenities.
- Improving quality of façade design and store window display.
- Improving parking and reducing traffic congestion through:
 - Cooperation with business owners and merchants.
 - Creative acquisition of appropriate properties to create a one-way street that would provide circulation around Upper Village.
 - Working with merchants to coordinate merchandise deliveries to avoid conflicting with the heaviest traffic times.

(c) Municipal Place Shopping Area

The area is viewed by many local residents as the major commercial hub of the Village and is one of the proposed Gateway Districts in the 2002 Comprehensive Plan. The following site improvements to the Municipal shopping area are recommended:

- Village ^{should consider} purchase of the vacant property across from Van Wyck Plaza, ^{which could then be used for} ~~rezone to the extent necessary, to allow~~ community facilities and office uses, parking, and a landscaped park. ^{other approp. uses}
- Create a network of pedestrian routes that would provide safe and attractive links between the various shopping plazas and other commercial sites, as well as other destination points. These routes should include landscaping, signage, and seating areas.

- Adapt Municipal Place facility for recreational use, consistent with Gateway District guidelines.
- Prepare long-term redevelopment guidelines. In the longer term, redevelopment opportunities may occur. Thus, the Village should monitor potential redevelopment in this area and take advantage of opportunities that arise to re-orient this area from an automobile-based layout to one that better reflects Croton-on-Hudson's historic development and character.

(d) *North Riverside*

New development or improvement should emphasize the area's proximity to the waterfront, and relate to the pedestrian scale of the existing streetscape and architecture. The Village should consider acquiring and developing the land at the junction of Brook Street and North Riverside, as a pocket park and off-street parking area, to improve pedestrian and car access to the shopping area.

Future streetscape improvements should include the following:

- Expand on the sidewalk lighting and signage improvements already undertaken by the Village.
- A planted buffer between Riverside Avenue and NYS Route 9.
- New informational signs and landscaping for pedestrian approaches to Brook Street overpass.
- Guidelines encouraging a more consistent quality in building façade design and signage.
- Infill and renovation efforts should reflect a marine-oriented theme.

(e) *South Riverside/ Harmon*

The Plan recommendations for this area focus on improvements along South Riverside (Route 9A). The several service facilities and retail outlets located along the road result in a street frontage dominated by parking lots, driveways and service areas that are often unscreened from the roadway. The Village should undertake the following improvements for this area:

- Streetscape Improvements
 - Additional landscaping including street trees, and new planting and screening adjacent to parking and service areas.
 - Sidewalk improvements, including paving treatments consistent with the sidewalk design incorporated in other Village commercial areas.
 - Consider installing sidewalks along the west side of South Riverside Avenue, south of Croton Point Avenue, to improve pedestrian accessibility of this portion of the Village.
 - Consider installing crosswalks at the intersection of Croton Point Avenue and South Riverside Avenue to improve walkability.
 - Undertake a study to determine the feasibility of placing the overhead utility lines that extend along Route 9A underground.
- Improve pedestrian and bicycle links between the South Riverside/Harmon commercial district and nearby residential areas.
- Reinforce Gateway identity through major signage and other landscape features.

- (f) *North End Office District*
- Additional office use should be encouraged given the good access provided by Route 9A and the attractive, wooded nature of this area.
 - Ensure that the future office development is appropriately sited and attractively designed.
 - Encourage the use of low stone walls along property lines to screen parking.
- (g) *Building Appearance and Maintenance*
- The Village can take several steps, in addition to those mentioned previously, to further encourage the revitalization of these areas. These steps include the following:
- Develop a set of design guidelines for commercial areas that include recommendations for building design and ornamentation, façade styles, preferred materials and renovation styles, and signage.
 - Consider establishing architectural review standards in commercial areas to develop guidelines and oversee implementation.
 - Offer incentives and direct property owners toward private grants and loans to encourage and facilitate improvements that fit with the established design guidelines and revitalization plans.
 - Enforce architectural review standards through the Planning Board, which should be given powers of an Architectural Review Board to avoid redundancy in the application process.

Natural Resources, Open Space and Trails

- (a) *Respond To and Expand Upon LWRP Objectives*
- The Plan should be consistent with the Local Waterfront Revitalization Plan, adopted in 1992. The 2002 Comprehensive Plan updates the 1977 Master Plan to ensure consistency with the following LWRP objectives and policies:
- Link waterfront parks and waterfront recreational areas
 - Increase recreational facilities within the Village and improve waterfront access
 - Redevelop or restore underutilized coastal area lands
 - Protect scenic views of and to the Village
 - Facilitate the planning process by updating the Village's master plan for consistency with the LWRP and the development goals for the Village.
 - Improve the parking situation at the railroad station
 - Assess the air quality of the Croton-on-Hudson area
 - Study the stormwater system of the Village.
- (b) *Enhance Trails and Links*
- To continue the tradition of a "walkable community," the Plan recommends the following:
- Build upon existing connections within the Village
 - Safe pedestrian connections between shopping areas, residential neighborhoods, parks, and schools.
 - Sidewalks and safe crosswalks should be created where appropriate.

- An overall pedestrian linkage study to review and define those areas most in need of such improvements.
 - Create the recommended links from the 1996 Open Space Inventory should also be included.
 - Complete village trail links and connections to the open space network, particularly along the waterfront.
 - A maintenance plan for trails should be developed. Also, residents should be encouraged to maintain the sidewalk areas adjacent to their homes.
 - Improve trail system signage to help orient walkers. Uniform signage should be provided throughout the trail system and on key streets throughout the Village.
 - Install bike parking at the train station, and provide better signage and trail maps to help guide visitors arriving by train.
- (c) *Improve Waterfront Access*
- Create a county trail connecting Half Moon Bay and Croton Point Park.
 - Develop a new access road off Half Moon Bay that would provide safer vehicular access than the present Brook Street at-grade railroad crossing and would free up the picture tunnel for pedestrian and bike use only.
 - Utilize Senasqua tunnel for bicycles and pedestrians only.
 - Create a new waterfront park using the Village-owned riverfront property north of the Croton Yacht Club.

Transportation

- (a) *Sidewalks and Pedestrians*
- The sidewalk improvement program should be expanded in the future to focus on those parts of the Village where walking is most prevalent: the commercial districts, school areas, and the area surrounding the rail station. New pedestrian links creating short cuts for pedestrian should be studied.
 - The law requiring property owners to maintain the public sidewalk should be enforced more rigorously.
- (b) *Road Network*
- Traffic calming and access management along state highways
The following traffic calming strategies are recommended for the Route 9A and 129:
 - Reduce speeds (without reducing capacities)
 - Narrow the effective and visual width of the roadways at key points of the Village.
 - Build "neckdowns" or entrance gates at the major entry points.
 - Where highway width allows, on-street parking can be encouraged along the commercial areas of these roads.
 - Reduce the number of driveways
 - Make arterials more pedestrian friendly.
 - Traffic calming along collectors and residential streets

- Install speed humps (an elongated form of the older speed bumps that are bicycle friendly and can be plowed) or median islands and chicanes.
- Further study of collector and residential streets in the Village should be undertaken to identify where traffic calming measures should be implemented.
- Reduce congestion at key intersections
 - The key intersections where traffic congestion is prevalent should be reviewed for improvements.
 - Access and safety of pedestrians should be of the highest priority in any traffic improvement plan for the intersections in the Village core.

(c) *Public Transportation*

- Access to the railroad station
To minimize the negative impacts related to the commuter traffic to and from the station, the following improvements should be considered:
 - Improve pedestrian and bicycle access to the station by adding bicycle facilities to the major routes leading to the station.
 - Recommended adjustments to Beeline service from adjacent towns should be made.
- Improvements to bus service
The transit needs of the transit dependent should be assessed, including the needs of the elderly, low-income and young residents. Also, the need for bus shelters in key locations, as well as the overall signage for bus service should be reviewed.

Residential Neighborhoods and Housing

(a) *Neighborhood Scale and Character*

The Plan recommends the following strategies that focus on preserving the scale and character of the neighborhoods:

- Preserving historic and architecturally significant homes.
- Ensuring renovations and new homes are appropriate to the style and scale of the neighborhood in which they are situated.
- Issuing housing scale requirements to limit the bulk of new buildings.
- Updating the home occupation provisions in the zoning code.
- Updating off-street parking provisions for residential areas.
- Discouraging any further large-scale residential developments, other than the approved extension of Half Moon Bay.
- Promote and encourage preservation measures
 - Work with civic groups and community members to develop a criteria for significant homes and buildings in the Village. The guidelines should describe the housing types found in the Village and detail building materials and renovation styles that are appropriate to these housing styles.
 - Historic preservation should focus on renovating and maintaining the buildings so that their historic or architectural integrity is preserved.
- Establish architectural standards

- The Village should establish specific architectural standards to encourage good qualities of exterior building design and appearance.
- The Planning Board should be given the powers of an Architectural Review Board.
- Consider setting additional design guidelines to address building size and materials as well as design preferences for details such as ornamentation, fencing, walkways and vegetation.
- Establish housing scale requirements
 - The Village should review the appropriateness of the current zoning code for residential development.
 - The Village should consider instituting bulk controls through a floor area ratio (FAR), bulk setback requirements, and lot coverage percentages.
- Home occupations
 - The current home occupation regulations should be revised and a new definition of home occupations created to reflect current needs and current realities.
 - Limitations on the size of home occupations should be such that they minimize the impact on the surrounding neighborhood and encourage growing businesses to move into mixed-use areas, as more space is needed.
- Update residential off-street parking requirements
 - A provision should be added to the existing permitted accessory parking that prohibits the parking and storage of large-scale construction equipment on residential lots.
 - The provision should also be amended to add a front yard restriction on boat storage.

(b) *Affordable Housing*

The village should build on its successes by continuing to maintain and improve on the existing economic diversity of housing stock. Future planning for affordable housing in the Village should include exploration of opportunities to create choices allowing senior citizens to "age in place" and remain in the community as well as for new families to enter the community.

Community Facilities and Services

(a) *Community Center*

The vacant property in the Municipal Place/Croton Commons commercial area is ~~a~~ *one* possible location for a community facility.

(b) *Parks and Recreational Facilities*

The Village should commit to fully funding the maintenance of each of its existing and future parks. Also, the Village should work with the Recreation Department to prioritize needed additional facilities, identify new opportunities and evaluate their viability, in terms of location and cost.

(c) *Village Utilities: Water and Sewer Supply*

The Village government should continue work in conjunction with the Public Works Department to address needed upgrades and evaluate the need to extend the sewer system. Capital improvements should be prioritized to ensure continually smooth operating of these systems and avoid the need for more capital-intensive work in the future.

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3. It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Adoption of the Village of Croton-on-Hudson 2002 Comprehensive Plan		
Location of Action (include Street Address, Municipality and County) Village of Croton-on-Hudson in the Town of Cortlandt, Westchester County, New York		
Name of Applicant/Sponsor Village Board of Trustees	Business Telephone (914) 271-4848	
Address Municipal Building, 1 Van Wyck Street		
City/PO Croton-on-Hudson	State NY	Zip Code 10520
Name of Owner(if different)	Business Telephone ()	
Address		
City/PO	State	Zip Code
Description of Action Adoption of the Village of Croton-on-Hudson 2002 Comprehensive Plan by the Village Board of Trustees		

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION *** The following questions are not applicable to this project. Section A assumes a site-specific project requiring an action such as alteration or construction of a property. The proposed action covered in this EAF is not site-specific; rather, it is the adoption of a comprehensive plan for the Village of Croton-on-Hudson.

Physical setting of overall project, both developed and undeveloped areas.

- Present land use: Urban Industrial Commercial Residential(suburban) Rural(non-farm)
Forest Agriculture Other parks, recreation, and office uses
- Total acreage of project area: 4.9 sq. miles (3,136 acres).

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>N/A</u> acres	<u>N/A</u> acres
Forested	<u>N/A</u> acres	<u>N/A</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>N/A</u> acres	<u>N/A</u> acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	<u>N/A</u> acres	<u>N/A</u> acres
Water Surface Area	<u>N/A</u> acres	<u>N/A</u> acres
Unvegetated (Rock, earth or fill)	<u>N/A</u> acres	<u>N/A</u> acres
Roads, buildings and other paved surfaces	<u>N/A</u> acres	<u>N/A</u> acres
Other (Indicate type) _____	<u>N/A</u> acres	<u>N/A</u> acres
- What is predominant soil type(s) on project site? Most soils are glacial in nature, consisting primarily of till, finely sorted soils, and fine outwash sands.
 - Soil drainage: Well drained _____% of site Moderately well drained _____% of site
Poorly drained _____% of site * Variable throughout the Village.

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? Yes No * Variable
 a. What is depth to bedrock? Variable (in feet)
5. Approximate percentage of proposed project site with slopes: 0-10% _____% 10-15% _____%
 15% or greater _____% * Variable
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No **The Village contains three sites listed on the National Register of Historic Places: Van Cortlandt Manor, Bethel Chapel and Cemetery, and Croton North Railroad Station.**
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? Variable (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No * **A portion of the Village is located over a primary source aquifer designated by NYSDEC.**
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to N/A
 Identify each species _____
12. Are there any unique or unusual land forms on the project site?(i.e., cliffs, dunes, other geological formations)
 Yes No Describe N/A

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain Village recreation facilities, parks, and open spaces are available to the Croton community.
14. Does the present site include scenic views known to be important to the community?
 Yes No **The Village is located within the Hudson Highlands Scenic Area of Statewide Significance. Views of the Hudson and Croton Rivers are considered important contributors to Village character.**
15. Streams within or contiguous to project area: The Village contains portions of the Hudson and Croton Rivers. Also, the Village contains several smaller streams that run from the higher elevations to the lower rivers and their wetlands.
 a. Name of Stream and name of River to which it is tributary Hudson and Croton Rivers
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name The Hudson and Croton Rivers and associated wetlands. There are several small ponds in the northern portion of the Village. Size (In acres) Variable
17. Is the site served by existing public utilities? Yes No **N/A**
 a) If Yes, does sufficient capacity exist to allow connection? Yes No **N/A**
 b) If Yes, will improvements be necessary to allow connection? Yes No **N/A**
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No **N/A**
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No * **A portion of the Village is situated in the Westchester County-designated CEA along the Hudson River, west side of Route 9.**
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No
- * **There are two former disposal sites in the Village: the former landfill at Croton Point Park, a county-owner park, and the contaminated lagoon at the Metro-North repair yard.**

B. Project Description ** The proposed action is the adoption of a comprehensive plan. The text is a general municipal land use guide for use by the Village Board of Trustees and all others who effect or oversee changes in land use within the Village. The action is not a site-specific physical change involving the construction or alteration of a structure. Thus, site-specific questions are generally not applicable and have been marked "N/A."

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor N/A acres.
- b. Project acreage to be developed: N/A acres initially; N/A acres ultimately.
- c. Project acreage to remain undeveloped N/A acres.
- d. Length of project, in miles: N/A (if appropriate).
- e. If the project is an expansion, indicate percent of expansion proposed _____%.
- f. Number of off-street parking spaces existing N/A; proposed _____.
- g. Maximum vehicular trips generated per hour N/A (upon completion of project).
- h. If residential, Number and type of housing units: N/A

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

- i. Dimensions (in feet) of largest proposed structure N/A height; _____ width; _____ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.

3. Will disturbed areas be reclaimed? Yes No N/A

- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No N/A
- c. Will upper subsoil be stockpiled for reclamation? Yes No N/A

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No N/A

6. If single phase project: Anticipated period of construction N/A months, (including demolition).

7. If multi-phased: N/A

- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No N/A

9. Number of jobs generated: during construction? N/A; after project is complete? N/A

10. Number of jobs eliminated by this project? N/A

11. Will project require relocation of any projects or facilities? N/A Yes No If yes, explain _____

12. Is surface liquid waste disposal involved? Yes No N/A

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No N/A Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

Explain If implemented, the recommendations in the Comprehensive Plan would protect and preserve existing water bodies.

15. Is project, or any portion of project, located in a 100-year flood plain? Yes No *Low lying areas adjacent to the Hudson River and the Croton River and Bay are within the 100-year flood plain of the Village, according to the Westchester County Hydrologic Features Map.

16. Will the project generate solid waste? Yes No N/A
 a. If yes, what is the amount per month? _____ tons.
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name _____; location _____
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No N/A
 e. If Yes, explain _____

17. Will the project involve the disposal of solid waste? Yes No N/A
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No N/A

19. Will project routinely produce odors (more than one hour per day)? Yes No N/A

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No N/A

21. Will project result in an increase in energy use? Yes No N/A
 If yes, indicate type(s) _____

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day N/A gallons/day.

24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain Local funding for Comprehensive Plan preparation.

25. Approvals Required:

	Type	Submittal Date
Village Board of Trustees	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Adoption of Comprehensive Plan</u>
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Recommendation</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____
Other Regional Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Westchester County Planning Board- recommendation</u>
State Agencies		
NYS Dept. of State	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>LWRP Review</u>
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____

C. ZONING and PLANNING INFORMATION

1. Does proposed action involve a planning or zoning decision? Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____

2. What is the zoning classification(s) of the site? The zoning classifications range throughout the Village, and include residential of various densities, commercial, office, and parks and recreation.

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

N/A

4. What is the proposed zoning of the site? N/A

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

The Village of Croton-on-Hudson is predominately residential with commercial, open space and community facility uses.

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No **If implemented, recreation facilities will expand.**

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

