617.21
Appendix F

State Environmental Quality Review
NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number: N/A **Date:**

Project: The adoption and implementation of the 2002 Village of Croton-on-Hudson Comprehensive Plan. This notice is issued pursuant to Part 617.7 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. The Village of Croton-on-Hudson Board of Trustees, as lead agency, has determined that the proposed action described below will not have a significant adverse effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 2002 Village of Croton-on-Hudson Comprehensive Plan

SEQR Status: Type 1

Conditioned Negative Declaration: No

Environmental Assessment Form Completed:

A full environmental assessment form (EAF) was completed on November 4, 2002 to examine the potential environmental impacts created by the adoption of the 2002 Village of Croton-on-Hudson Comprehensive Plan.

Location:

Village of Croton-on-Hudson, Westchester County, New York, situated in the northwest portion of Westchester County.

Description of Action:

The proposed action is the adoption and implementation of the text of the 2002 Village of Croton-on-Hudson Comprehensive Plan. The Plan when adopted will serve as a land use and policy guide for the future development of the Village, for use by the Board of Trustees and all others who effect or oversee land use changes within the village.

The first part of the Plan assesses current conditions relating to natural resources and open space; zoning and land use; demographics; housing trends; transportation and traffic; community services and facilities; commercial districts; and the Hudson River waterfront. Based on this assessment, the Plan recommends policies that will enable the Village to achieve its three primary goals, as cited by residents during the Comprehensive Plan planning process: preserving Croton's traditional qualities, strengthening its existing assets, and protecting its resources.

The recommendations focus on five key elements of the Village: its commercial districts and gateway areas; natural resources and open space; transportation and traffic conditions;

residential areas (including neighborhood character and affordable housing); and community facilities and services. The recommendations are designed to improve and preserve the Village's character and assets. While some of the recommendations are for direct implementation, many are set forth as recommendations requiring further study prior to action. The major recommendations contained in the Plan are summarized below.

Commercial Districts / Gateway Areas

1. Upper Village

- Implement streetscape and façade improvements.
- Explore feasibility of burying utility wires.
- Identify locations for additional parking.

2. Municipal Place

- Implement improvements to the pedestrian network.
- Incorporating a community center into development on vacant parcel.
- For future development, situate buildings near front of property line to create street wall and situate parking at rear of buildings to create more pedestrian-friendly shopping area.

3. North Riverside

- Consider acquisition of Brook Street/North Riverside parcel to create park and parking area.
- Implement Streetscape improvements, such as signage and planted buffer between N. Riverside and Route 9.

4. South Riverside/Harmon

- Implement Streetscape improvements (landscaping and paving treatments, improved signage).
- Install sidewalks, crosswalks and bicycle lanes where feasible.

5. North End Office District

- Implement streetscape improvements such as street plantings.
- Implement sidewalk improvements.

Natural Resources and Open Space/Parks

- Build on objectives of LWRP (restore coastal area lands, preserve scenic views, improve waterfront connections).
- Improve linkages between waterfront and upland areas and between waterfront parks.
- Complete Village trail network and improve trail system signage.
- Establish creative mix of uses in new waterfront park.

Transportation

- Continue sidewalk improvement program in commercial and residential areas.
- Consider traffic calming and access management measures along Routes 9A and 9 and along residential roads.
- Improve access to public transit by improving bicycle and pedestrian networks to train station, and by assessing the needs of transit-dependent population.

Residential Neighborhoods

- Preserve architectual and historic heritage by developing design guidelines for maintaining properties and setting architectural standards for exterior building design. The Village can also consider bulk controls such as Floor Area Ratio to manage building size.
- Revise home occupations regulation to incorporate performance standards.
- Revise off-street parking regulations to prohibit storage of boats in front yards and large construction equipment on residential lots.
- Continue efforts to provide affordable housing by assessing extent of need in the Village and exploring mechanisms for affordable housing such as density bonuses, adaptive re-use and new construction.

Community Facilities and Services

- Continue capital improvements to water and sewer systems.
- Continue and improve maintenance of Village parks.
- Explore providing additional recreational facilities.

Reasons Supporting This Determination:

The Board of Trustees, as lead agency, has determined that the adoption and implementation of the 2002 Comprehensive Plan will have no significant adverse environmental impacts. The Board has assessed all relevant potential impacts in making this decision. This assessment relies upon its review of the EAF, criteria contained in 6 NYCRR Part 617.11, and the multi-year planning process that culminated in the writing of the plan. The process was directed by the Comprehensive Plan Committee, in consultation with Buckhurst, Fish & Jacquemart, Inc. The process included an extensive public participation component, including three public workshops, a resident survey, and two public hearings (one conducted by the Comprehensive Plan Committee and the second conducted by the Village Board of Trustees).

The overall intent of the Comprehensive Plan is to preserve and improve upon Croton-on-Hudson's special character and qualities. The Plan is not expected to result in any significant adverse impacts to the natural or built environment, for the reasons set forth below.

1. Land Use and Public Policy

The Village is substantially built-out as a predominately residential community, with neighborhood retail uses and parks and recreation areas. The Plan's recommendations focus on preserving and enhancing the existing land uses in the Village's residential, commercial, and natural areas; the Plan does not recommend any changes in current land uses or in the density of existing uses, and does not propose any new types of development. The Plan's recommendations have been written to be consistent with the Village's Local Waterfront Revitalization Plan, adopted in 1992, and with *Patterns for Westchester*, Westchester County's long-range land use policy document, as noted in the County's comments on the Plan, dated December 10, 2002.

2. Natural Features

- **Air and Water Quality, Erosion and Drainage**

The Comprehensive Plan recommends that the Village take a proactive approach to upgrading its water and sewer infrastructure to ensure continued peak functioning of these systems. The Plan also proposes that the Village assess its air quality and study its stormwater system to identify areas of improvement, as recommended in the Village's 1992 Local Waterfront Revitalization Plan. These recommendations, if implemented, are expected to have a beneficial impact on the Village's air quality, ground or surface water quality.

- **Vegetation and Wildlife**

The Plan contains several recommendations for improving existing open space areas in the Village. These include improved maintenance of Village parks and recreation areas and adding plantings and street trees to improve the overall visual quality of commercial areas. The Plan does not contain any recommendations that would result in the removal or destruction of existing vegetation and wildlife. Furthermore, the recommendations do not propose any changes to land use patterns in the Village and, as such, would not be expected to interfere with wildlife habitats or migration patterns.

- **Critical Environmental Areas**

The portions of Croton that are west of Route 9 are located in Westchester County's Hudson River Critical Environmental Area (CEA), which is so designated for the history, ecology, scenery and recreational opportunities associated with the shoreline. The Plan's recommendations pertaining to this area focus on restoring coastal lands, preserving scenic views, and improving maintenance of existing parks and recreation areas along the waterfront. As such, the Plan's recommendations, if implemented, would not be expected to adversely impact the Critical Environmental Area.

3. Neighborhood Character

The Plan recommends several strategies for improving the visual appearance of Croton's residential neighborhoods and commercial areas and for preserving the character of the Village. These recommendations include developing architectural standards and design guidelines for residential and commercial areas, preserving historic and architecturally significant buildings, improving sidewalks and trails to make the Village more pedestrian-friendly, and instituting streetscape improvements. These recommendations are expected to have a beneficial impact on neighborhood character.

In addition, the Plan does not recommend any actions that would be expected to have an adverse impact on noise levels or to result in a substantial increase in solid waste production.

4. Transportation and Traffic

The Plan contains several recommendations designed to improve traffic safety throughout the Village and to enhance the walkability of the Village. The Plan recommends sidewalk improvements, and exploring traffic calming and access management strategies along Routes 9A and 129, and traffic calming mechanisms along residential roads. These traffic calming measures, which would require further study prior to implementation, would be

designed to improve pedestrian safety and visibility at key crossing areas without significantly impacting traffic flow. The Plan also recommends that the Village explore ways to improve access to public transportation, such as by installing bike racks and bicycle lanes along key routes to the train station and discussing service improvements with the Bee-Line Bus Service.

5. Historic, Archaeological, and Aesthetic Resources

The Plan contains several recommendations that focus on preserving and protecting the Village's historic heritage, architecturally significant buildings, and its overall visual quality. These recommendations include establishing an updated list of historic buildings and areas in the Village; developing guidelines for maintaining these properties; setting architectural standards and design guidelines for construction and renovation in residential areas; and establishing façade improvement guidelines and streetscape improvements for the Village's commercial areas.

6. Community Services

- **Police and Fire**

The Plan does not contain any recommendations that would be expected to increase demand on the Village's police and fire protection services.

- **Utilities**

The Plan does not recommend any actions that would place additional demand on existing utilities. The Plan recommends that the Village evaluate the need for extending the sewer network if necessary to serve certain areas of the Village that are currently on septic systems, and to take a proactive approach to infrastructure improvements, to avoid the need for more captital-intensive work in the future.

For further information:

Contact Person:	Richard F. Herbek, Village Manager Kellerhouse Municipal Building One Van Wyck Street Croton-on-Hudson, New York 10520
Telephone:	(914) 271-4781

For Type 1 Actions and Conditioned Negative Declarations, A Copy of this Notice Sent to:

- Westchester County Department of Planning
- Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001
- Regional Office of the Department of Environmental Conservation
- Applicant: N.A.
- Other involved agencies: N..A.