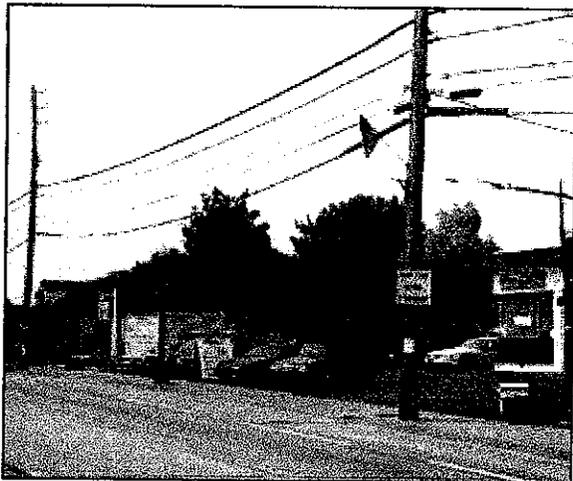
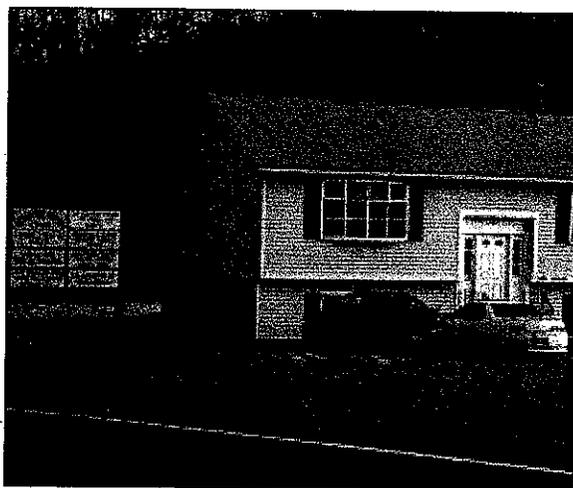


**Village of
Croton-on-Hudson**

**Proposed Gateway Overlay
District Ordinance**



**Environmental Assessment
Form (EAF)**



July 2003

**VILLAGE OF CROTON-ON-HUDSON
GATEWAY OVERLAY DISTRICT
ENVIRONMENTAL ASSESSMENT FORM**

Prepared on behalf of
Village of Croton-on-Hudson Board of Trustees
Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520

Prepared by
Buckhurst Fish & Jacquemart, Inc.
115 Fifth Avenue
New York, NY 10003

July 2003

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1.0 INTRODUCTION: PURPOSE AND LOCATION OF PROPOSED DISTRICT

A. Introduction

This Environmental Assessment Form (EAF) evaluates the potential impacts that could result from the following action by the Board of Trustees of the Village of Croton on Hudson: adoption of the proposed gateway overlay district zoning ordinance. The action consists solely of an amendment to the Village's zoning code and therefore there will be no direct construction or development as part of this action.

B. Description and Purpose of Proposed Action

Croton's gateways serve as the major entry points from surrounding municipalities and roads. The physical gateway area is comprised of the roads and surrounding properties a motorist or pedestrian encounters when first entering the Village. These areas mark a sense of arrival and connection to the Village, and establish an image and initial impression of the community.

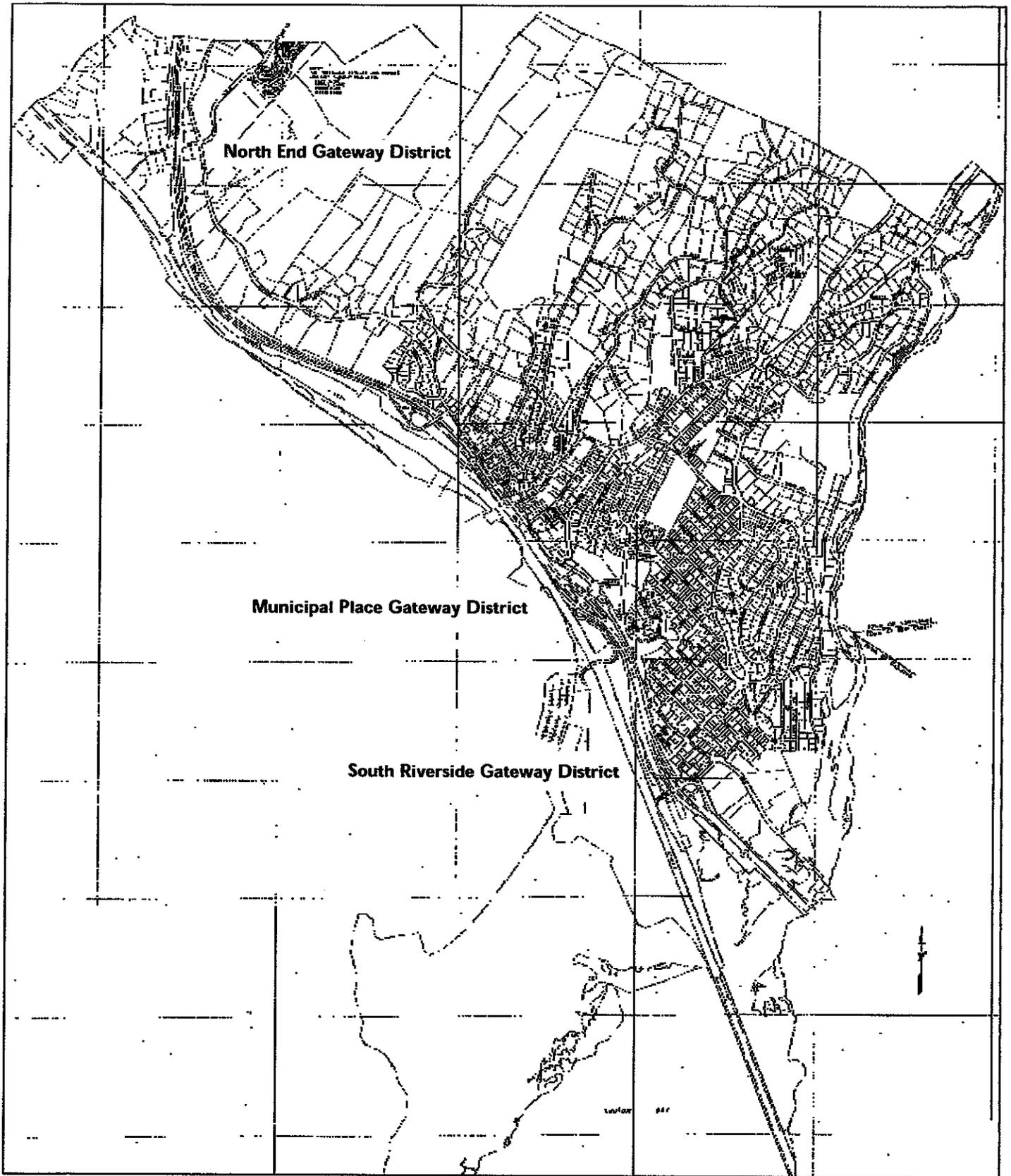
The Village of Croton-on-Hudson is proposing the adoption of a gateway overlay zoning district to establish standards that upgrade the image and function of gateway areas, strengthen the overall visual identity of the Village, and improve linkages to adjacent residential neighborhoods. The Village's January 2003 Comprehensive Plan, which was recently approved by the Board of Trustees, identified three gateway areas in the Village, which share the following defining characteristics:

1. Vehicular entry points in Croton-on-Hudson from Route 9/9A
2. Commercial or office uses oriented toward automobile traffic
3. Opportunities for development

C. Location of Gateway Areas

Croton-on-Hudson's three gateway areas are described below and shown in Figure 1: Gateway Districts.

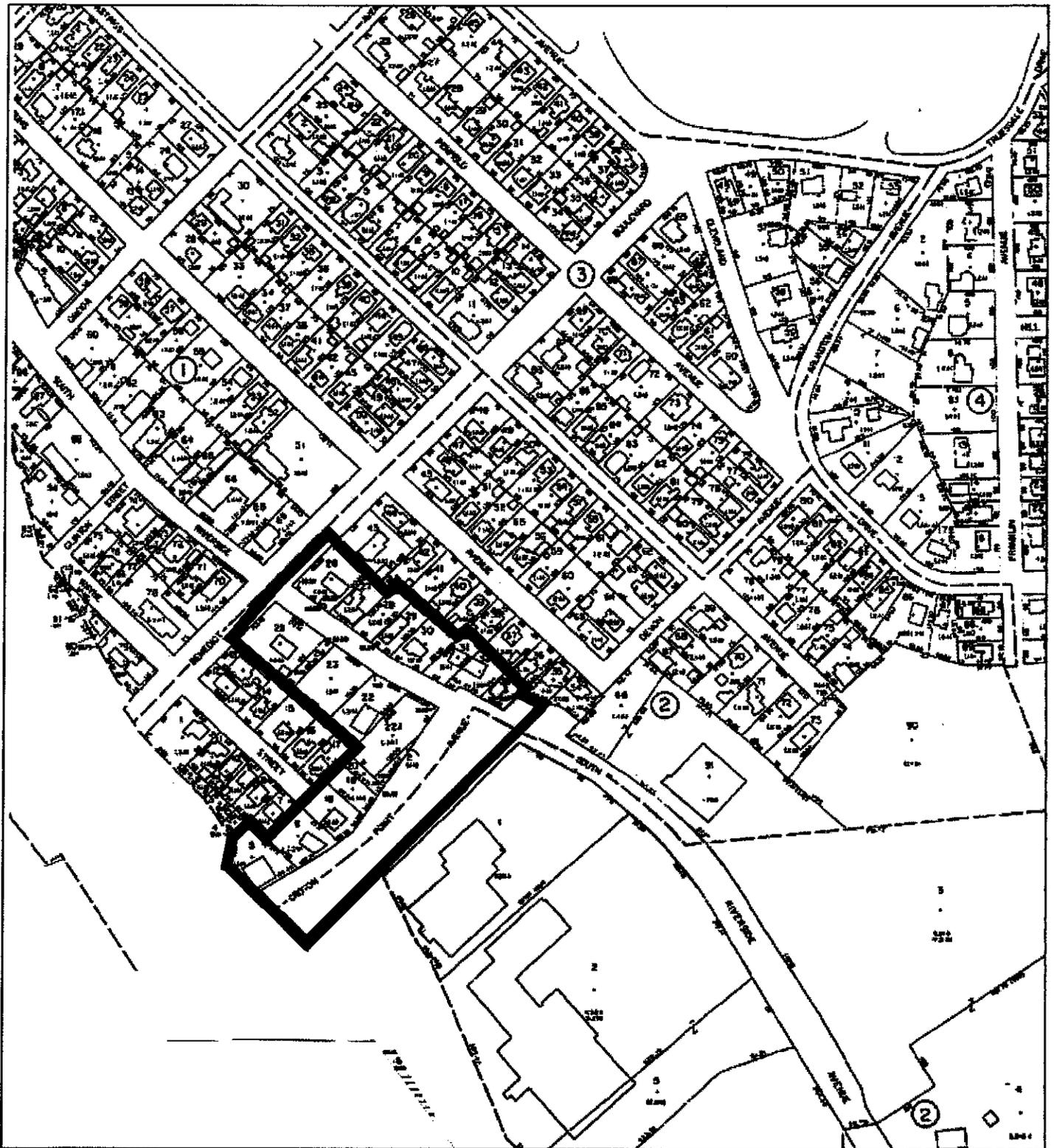
1. *Harmon / South Riverside*, running along Croton Point Avenue between Route 9 and South Riverside Avenue, and along South Riverside Avenue between Croton Point Avenue and Benedict Boulevard. The area is an important link to the train station via Croton Point Avenue and to the Harmon neighborhood. It also provides a connection to the historic Van Cortlandt Manor to the south.
2. *Municipal Place Shopping Area*, consisting of lots on the north and south sides of Municipal Place between Route 9 and Maple Street, and the commercially-zoned portion of the block on the east side of Maple Street. The Municipal Place Shopping Area is an important entrance to the Village from Route 9. It connects to the Upper Village via Maple Street and to the surrounding neighborhoods.
3. *North End of the Village along Albany Post Road (9A)*, consisting of the eight lots between Routes 9 and 9A, and Village boundary and Warren Road. This area marks the entrance to the Village from the north along Routes 9 and 9A.



Village of Croton-On-Hudson, NY

Figure 1: Gateway Districts





**Gateway Overlay District
Village of Croton-On-Hudson, NY**

**South Riverside / Harmon
Tax Block and Lots**

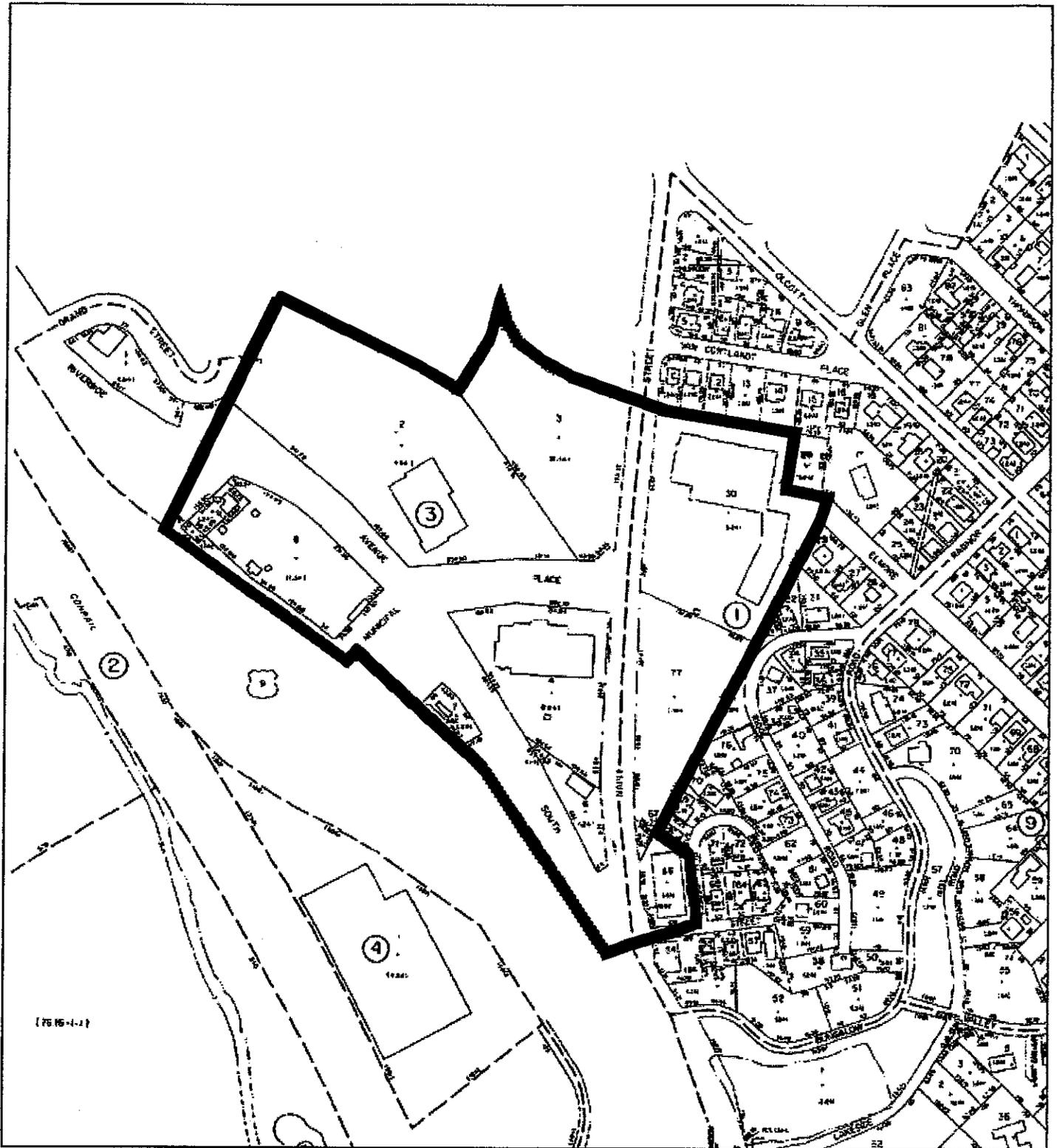
█ Gateway District Boundary



0



BFJ Buckhurst Fish & Jacquemart, Inc.



**Gateway Overlay District
Village of Croton-On-Hudson, NY**

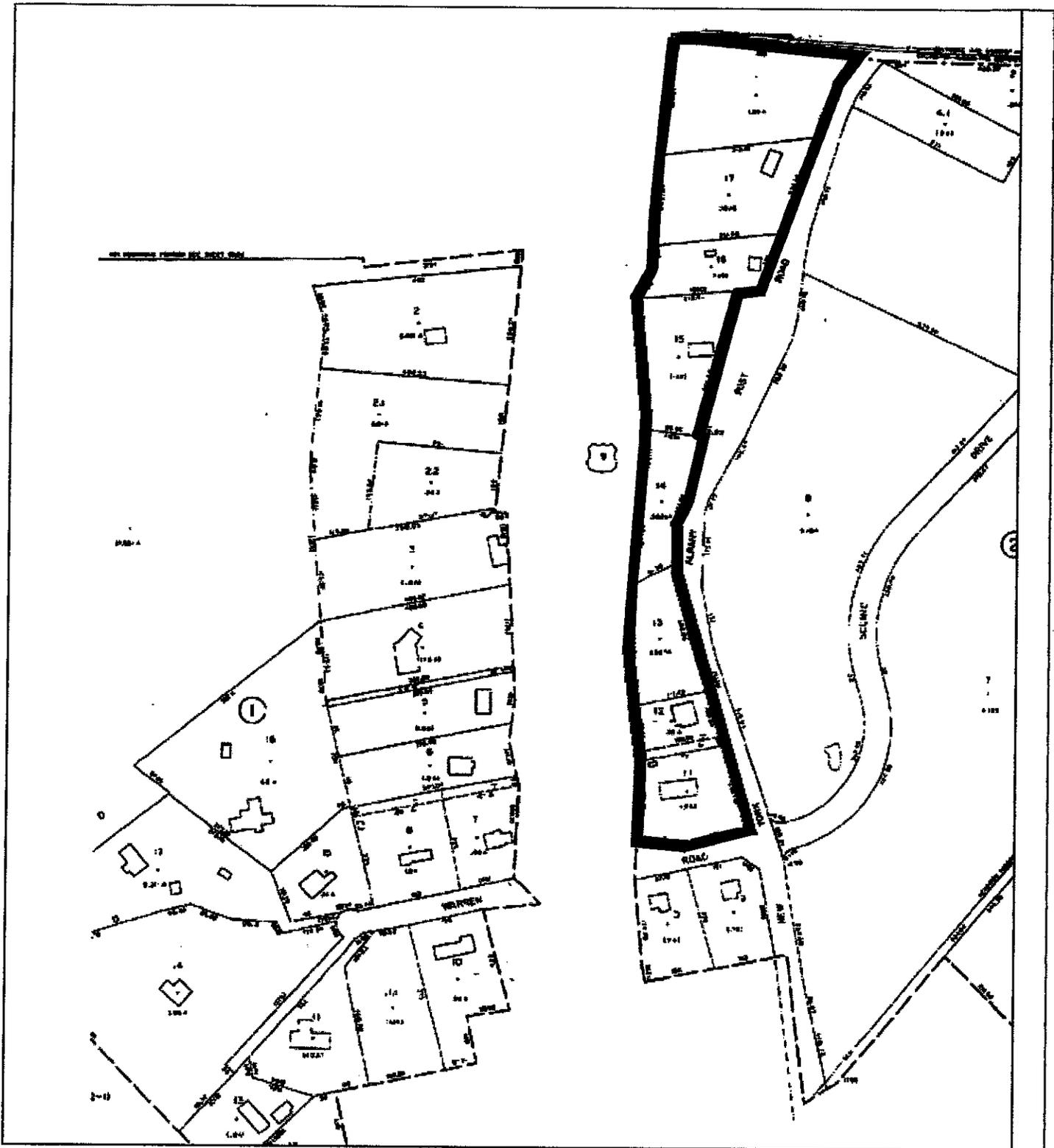
**Municipal Place Gateway District
Tax Block and Lots**

█ Gateway District Boundary



0

BFJ Buckhurst Fish & Jacquemart, Inc.



**Gateway Overlay District
Village of Croton-On-Hudson, NY**

**North End Gateway District
Tax Block and Lots**

█ Gateway District Boundary



0



BFJ Buckhurst Fish & Jacquemart, Inc.

2.0 ENVIRONMENTAL ASSESSMENT FORM

The EAF evaluates the potential for environmental impacts created by the approval of the gateway overlay district ordinance. This legislative action is generic in nature, not site-specific, and does not therefore directly result in physical changes to the environment.

Many questions within the EAF address site-specific development concerns. Although the adoption of the gateway overlay district zone does apply to specific parts of the Village and the properties therein, no development is associated or proposed in conjunction with this action. As such, many of the responses to questions that pertain to site-specific action are "not applicable" or "N/A".

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or not measurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

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 Gateway Overlay District Zoning Ordinance		
Location of Action (include Street Address, Municipality and County) The proposed ordinance will apply to three areas of the Village, described on page 3 of this EAF and shown in Figure 1: 1. A portion of the South Riverside/Harmon commercial district, including Croton Point Avenue and South Riverside Avenue between Croton Point Avenue and Benedict Boulevard 2. The Municipal Place C-2 commercial district 3. A portion of the North End 0-3 office district between Route 9 and Route 9A		
Name of Applicant/Sponsor Village of Croton-on-Hudson Board of Trustees		Business Telephone (914) 271-4781
Address Kellerhouse Municipal Building, One 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 The proposed action entails the adoption of a gateway overlay district zoning regulation, designating three areas of the Village as gateway districts and setting forth specific use, area, and bulk regulations, and design guidelines for these areas.		

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

A. SITE DESCRIPTION

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

- 1. Present land use: Urban Industrial Commercial Residential(suburban) Rural(non-farm)
Forest Agriculture Other **Office (see attached)**

- 2. Total acreage of project area: ~ 24.6 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland(Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Not vegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>100%</u> acres	<u>100%</u> acres
Other (Indicate type): adjoining vegetative setback areas	_____ acres	_____ acres

- 3. What is predominant soil type(s) on project site? **N/A**

a. Soil drainage: Well drained _____% of site Moderately well drained _____% of site
Poorly drained _____% of site

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? _____ acres (See 1 NYCRR 370).

- 4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock? _____ (in feet)

- 5. Approximate percentage of proposed project site with slopes: **N/A** 0-10% _____% 10 -15% _____%
15% or greater _____%

- 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 **Please see attached.**

- 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? _____ (in feet) **N/A**

- 9. Is site located over a primary, principal, or sole source aquifer? **N/A** Yes No

- 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 **N/A**

According to _____

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 _____

- 13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No If yes, explain _____

- 14. Does the present site include scenic views known to be important to the community?

Yes No

- 15. Streams within or contiguous to project area: **N/A**

a. Name of Stream and name of River to which it is tributary _____

- 16. Lakes, ponds, wetland areas within or contiguous to project area: **N/A**

a. Name _____

b. Size (In acres) _____

17. Is the site served by existing public utilities? Yes No
 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
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
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No *N/A*

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor ~24.6 acres. **See attached.**
 - Project acreage to be developed: _____ acres initially; _____ acres ultimately. *N/A*
 - Project acreage to remain undeveloped _____ acres. *N/A*
 - Length of project, in miles: _____ (if appropriate). *N/A*
 - If the project is an expansion, indicate percent of expansion proposed *N/A* %.
 - Number of off-street parking spaces existing _____; proposed _____ *N/A*
 - Maximum vehicular trips generated per hour _____ (upon completion of project). *N/A*
 - If residential, Number and type of housing units: *N/A*
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- Dimensions (in feet) of largest proposed structure *N/A* _____ height; _____ width; _____ length.
 - Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft. *N/A*
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? _____ tons/cubic yards. *N/A*
3. Will disturbed areas be reclaimed? Yes No *N/A*
- If yes, for what intended purpose is the site being reclaimed? _____
 - Will topsoil be stockpiled for reclamation? Yes No
 - Will upper subsoil be stockpiled for reclamation? Yes No
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
6. If single phase project: Anticipated period of construction *N/A* months, (including demolition).
7. If multi-phased: *N/A*
- Total number of phases anticipated _____ (number).
 - Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
 - Approximate completion date of final phase _____ month _____ year.
 - 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? _____; 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? Yes No If yes, explain
-
12. Is surface liquid waste disposal involved? Yes No

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 Type _____

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

Explain _____

15. Is project, or any portion of project, located in a 100-year flood plain? Yes No

16. Will the project generate solid waste? Yes No

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

e. If Yes, explain _____

17. Will the project involve the disposal of solid waste? Yes No

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

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

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

21. Will project result in an increase in energy use? Yes No

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 _____

25. Approvals Required:

	Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Adoption of regulation</u>	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Planning Board recommendations</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>West. Cty. Planning Dept. review</u>	_____
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No _____	_____
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? **See attached.**

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

See attached.

4. What is the proposed zoning of the site? **See attached.**

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

See attached.

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

The proposed action is consistent with Village's 2002 Comprehensive Plan which is under review by the Village Board which recommends the creation of gateway districts for these three areas

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

See attached.

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

The proposed action will improve the appearance of the gateway areas and encourage a low-scale, more rural/residential character that relates to the surrounding neighborhoods.

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

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

The proposed gateway ordinance would result in improved traffic conditions by restricting the number of curb cuts and requiring consolidation of driveways, reducing the number of entry/exit points onto the main roadway.

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.

3.0 SUPPLEMENTAL EAF MATERIAL

Part 1

A. SITE DESCRIPTION

1. Present Land Use.

The South Riverside/Harmon and Municipal Place areas are commercial districts. The North End district consists of limited office and some residential uses, as permitted under the zoning regulation.

6. Proximity to Site listed on State or National Registers of Historic Places.

The proposed South Riverside/Harmon Gateway District is proximate to the Van Cortlandt Manor, which is listed on the National Register of Historic Landmarks. The Manor is accessed via South Riverside Avenue, but is not included in the Gateway District.

B. PROJECT DESCRIPTION

1a. Total Contiguous Acreage

The three proposed gateway areas combined are approximately 28.5 acres, broken down as follows:

South Riverside/Harmon: 3.8 acres

Municipal Place: 17.1 acres

North End: 7.6 acres

C. ZONING AND PLANNING INFORMATION

2. Current Zoning Classification

The three proposed gateway areas are zoned as follows:

1. *South Riverside/Harmon*: C-2, permitting general commercial uses
2. *Municipal Place*: C-2
3. *North End*: O-3, permitting limited office uses

3. Maximum Development Potential under Present Zoning

District	FAR	Total Area (SF)	Total Area (Acres)	Maximum Development (SF)	Maximum Development (acres)
South Riverside	0.5	165,528	3.8	82,764.0	1.9
Municipal Place	0.5	743,793	17.0	371,896.50	8.54
North End	0.2	329,967	7.6	65,993.40	1.515
	Total:	1,239,288	28.4	520,653.90	11.955

Source: Village of Croton-on-Hudson Tax Maps

**Village of Croton-on-Hudson
Gateway Overlay District Regulation
Supplemental EAF Material**

4. Proposed Zoning of Site

The underlying zoning for all three gateway areas will remain the same. However, the gateway overlay district will establish supplemental use, area, and bulk regulations, and design guidelines for these areas. The overlay districts also establish more restrictive floor area ratios (FARs), thereby restricting the maximum development potential.

The proposed ordinance will prohibit the following uses in the gateway area: commercial parking lots; automobile storage lots; automobile dealerships; as well as drive-through windows for commercial establishments. Any such existing uses will become prior non-conforming uses and will be able to continue operation but will not be able to expand. In addition, new buildings designed for retail use will have a restriction on maximum size of 8,000 square feet. This restriction is imposed to encourage a small-scale village character in each of the gateways.

5. Maximum Development Potential Under Proposed Zoning

The proposed gateway overlay district ordinance sets forth the following FAR regulations:

“The maximum allowable Floor Area Ratio (FAR) standards that shall be adhered to for new development shall be the FAR listed for the underlying zone or the following, whichever is more restrictive:

- a. 0.35 for single-use properties, that is a property proposed for only one principal permitted use.
- b. 0.40 for multi-use properties, including combinations of retail and office, retail and residential uses, or office and residential.”

Applying these FAR standards, the maximum development potential under the proposed ordinance would assume a 0.40 FAR in the Municipal Place and South Riverside/Harmon districts and a 0.2 FAR in the North End, as follows:

Maximum Development (SF)	
South Riverside (0.4)	66,211.2
Municipal Place (0.4)	294,466.0
North End (0.2 FAR)	65,993.4
Total SF	426,671

The Appendix to this EAF shows a lot-by-lot comparison of existing build-out and potential build-out under the proposed FAR restrictions. The tables compare the maximum permitted build-out under current zoning, the actual existing build-out, and the maximum potential build-out under the proposed FAR restrictions for each of the three gateway areas.

As is demonstrated, expansion opportunities will continue to exist under the proposed FAR restrictions as most of the properties are not fully built-out at the present time and fall below the current maximum FAR and the proposed maximum FAR. Two lots would become non-conforming:

<u>Gateway Area</u>	<u>Block/Lot</u>	<u>FAR</u>
S. Riverside/Harmon	Block 2/Lot 27	0.43
North End	Block 2/Lot 16	0.23

7. Predominant Land Uses and Zoning Classifications within ¼ Mile Radius.

The predominant land uses and zoning classifications within ¼-mile radius of the three districts are as follows:

South Riverside/Harmon. The primary land uses are residential and commercial, and are zoned RB (two-family residential), RA-5 (single-family residential on minimum 5,000-square foot lots), RA-9 (single-family residential on minimum 9,375-square foot lots), and RA-40 (single-family residential on minimum 40,000 square foot lots).

Municipal Place. The primary land uses are residential, commercial, and some limited office. The zoning classifications are O-1 (permitting business and professional offices); O-2 (permitting business and professional offices, and manufacturing types of uses); RC (permitting multi-family residences); and RA-5.

North End. The North End gateway area is surrounded by residential and limited office development. The zoning classifications are O-2, RA-40, and RA-25.

APPENDIX: FAR COMPARISON TABLES

South Riverside / Harmon

Current Maximum FAR of 0.5

Tax Map Section 79.13, Block 2

Lot	Lot Area (acre)	Lot Area (square feet)	Building Gross Square Footage	Actual FAR	Maximum Permitted Build-out under 0.5 FAR	Maximum Build-out under Proposed FAR (0.35)	Maximum Build-out under Proposed FAR (0.4)
5	0.3	13,068	2,500	0.191	6,534	4,574	5,227
6	0.2	8,712	1,120	0.129	4,356	3,049	3,485
18	0.2	8,712	2,154	0.247	4,356	3,049	3,485
19	0.1	4,356	vacant		2,178	1,525	1,742
20	0.1	4,356	vacant		2,178	1,525	1,742
21	0.1	4,356	vacant		2,178	1,525	1,742
22	0.3	13,068	1,104	0.084	6,534	4,574	5,227
22.1	0.3	13,068	vacant		6,534	4,574	5,227
23	0.3	13,068	vacant		6,534	4,574	5,227
24	0.1	4,356	vacant		2,178	1,525	1,742
25	0.4	17,424	1,197	0.069	8,712	6,098	6,970
26	0.3	13,068	1,283	0.098	6,534	4,574	5,227
27 (2)	0.2	8,712	4,291	0.493	4,356	3,049	3,485
28	0.2	8,712	520	0.060	4,356	3,049	3,485
29 (1)	0.1	4,356	1,635	0.375	2,178	1,525	1,742
30	0.2	8,712	712	0.082	4,356	3,049	3,485
Lots 31 and 32	0.1 0.2	13,068	2,130	0.100	6,534	4,574	5,227
33	0.1	4,356	672	0.154	2,178	1,525	1,742

Source: Village of Croton-on-Hudson Tax Maps

- (1) The build-out on this lot is below the current maximum permitted FAR but would exceed the proposed 0.35 FAR restrictions. It would become a prior non-conforming use under the proposed ordinance.
- (2) The build-out on this lot is below the current maximum permitted FAR but would exceed the proposed 0.4 FAR restrictions. It would become a prior non-conforming use under the proposed ordinance.

Municipal Place

Current Maximum FAR of 0.5

Tax Map Sections 78.12, Block 3 and 79.9, Block 1

Lot	Lot Area (acre)	Lot Area (square feet)	Building Gross Square Footage	Actual FAR	Maximum Permitted Build-out under 0.5 FAR	Maximum Build-out under Proposed FAR (0.35)	Maximum Build-out under Proposed FAR (0.4)
Section 78.12, Block 3							
2	4.9	213,444	20,481	0.096	106,722	74,705	85,378
3	2.4	104,544	vacant		52,272	36,590	41,818
4	2	87,120	20,088	0.231	43,560	30,492	34,848
5	0.1	4,356	vacant		2,178	1,525	1,742
6	0.3	13,068	1,770	0.135	6,534	4,574	5,227
7	0.2	8,712	380	0.044	4,356	3,049	3,485
8	1.3	56,628	vacant		28,314	19,820	22,651
9	0.1	Merged with Lot 10					
10	0.2	8,712	887	0.102	4,356	3,049	3,485
Section 79.9, Block 1							
30	3.2	147,021	44025	0.299	69,696	48,787	55,757
66 (1)	0.4	17,424	6968	0.400	8,712	6,098	6,970
67	0.1	4,356	vacant lot		2,178	1,525	1,742
77	1.8	78,408	9300	0.119	39,204	27,443	31,363

Source: Village of Croton-on-Hudson Tax Maps

(1) The build-out on this lot is below the current maximum permitted FAR but would exceed the proposed 0.35 FAR restrictions. It would become a prior non-conforming use under the proposed ordinance.

North End Office District (1)

Current Maximum FAR of 0.2

Tax Map Section 67.10, Block 2

Lot	Lot Area (acre)	Lot Area (square feet)	Current Building Gross Square Footage	Actual FAR	Maximum Permitted Build-out under 0.2 FAR	Maximum Build-out under Proposed FAR (0.2)
1	1.94	84,506	vacant lot		16,901	same
11	0.9	39,204	3,218	0.082	7,841	same
12	0.361	15,725	972	0.062	3,145	same
13	0.5025	21,889	vacant lot		4,378	same
14	0.5025	21,889	vacant lot		4,378	same
15	1.1	47,916	2,479	0.052	9,583	same
16 (2)	0.769	33,498	7,821	0.233	6,700	same
17	1.5	65,340	1,337	0.020	13,068	same

Source: Village of Croton-on-Hudson Tax Maps

(1) The FAR would remain 0.2 in the proposed gateway district

(2) The current FAR on Lot 16 is greater than 0.2 permitted FAR