

**State Environmental Quality Review
Positive Declaration**
Notice of Intent to Prepare a Draft Generic EIS
Determination of Significance

August 20, 2003

Project Name: **Gateway Overlay District Ordinance**

This notice is issued pursuant to Part 617.7 of the implementation regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Village of Croton-on-Hudson, as lead agency, has determined that the proposed action described below may have a significant effect on the environment and that a Draft Environmental Impact Statement will be prepared.

Name of Action: Gateway Overlay District Ordinance

SEQR Status: Type 1 X

Unlisted

Description of Action:

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

The component is described more fully through the following documents on file with the Village Board of Trustees.

- Full EAF Part 1
- January 2003 Village of Croton-on-Hudson Comprehensive Plan

Location:

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.

Reasons Supporting this Determination:

The Village Board of Trustees has determined that the Proposed Action may have a significant effect on the following:

- Socioeconomic/Neighborhood Character

For further information:

Contact Person: Richard Herbek, Village Manager

Address: Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520

Telephone: (914)-271-4848

State Environmental Quality Review
Notice of Completion of Final EIS

Project Number N/A

Date: 2/23/04

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft or Final (check one) Environmental Impact Statement has been completed and accepted by the Croton-on-Hudson Board of Trustees as lead agency, for the proposed action described below.

The FGEIS was accepted by the Board as complete on Tuesday February 17th and will be circulated on Monday, February 23,

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until _____

Name of Action:

The adoption as a local law of gateway overlay district regulations

Description of Action:

The proposed action designates three areas of the village as gateways, or major entry points into the village, and sets out regulations and guidelines pertaining to permitted uses, bulk, and design within the gateway areas.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

The locations of the three gateway districts are shown on the attached map.

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

Potential Environmental Impacts:

Of the impact categories considered in the DGEIS, the proposed gateway legislation could have impacts on the following areas: Transportation, Historic, Cultural and Visual Resources, and Socioeconomic and Neighborhood Character.

- **Transportation:** The proposed gateway overlay regulations will reduce the maximum permitted FAR within the gateway districts. In the long-term, the lower density will reduce the total traffic generated by future development in these areas, and therefore have a beneficial impact on traffic generation within the gateway areas.
- **Historic, Cultural and Visual Resources:** The gateway overlay legislation proposes new regulations and design guidelines for the gateway areas. These include provisions for density and bulk, landscaping and open space, new sidewalks, streetscape improvements, signage, lighting and stone walls. Together, the proposed regulations and overlay design guidelines will have a significant beneficial impact on the visual character of the Village of Croton-on-Hudson.
- **Socioeconomic and Neighborhood Character:** The proposed overlay will have a number of impacts on socioeconomics and neighborhood character within the gateway areas. By permitting farmers markets, greenmarkets and garden centers as special permit uses, the proposed legislation helps address an identified need in Croton but also ensures that such future uses are held to a high standard. Certain uses will be prohibited, such as fast-food restaurants, commercial parking lots and automobile dealerships. While any such existing uses will be permitted as prior non-conforming uses, the prohibition will prevent the expansion of such existing uses. This restriction may have an economic impact on the uses that are made non-conforming, but not to the extent that it changes the existing use of the property or eliminates all economic value. The prohibition of uses will have a correspondingly beneficial impact on neighborhood character. The proposed size limitations (8,000 square feet for any single commercial use and 20,000 square feet for any single building) and reduced FAR will limit the potential to develop large-scale retail and will encourage development that is consistent with the goals set out in Croton's 2003 Comprehensive Plan: to preserve and enhance the small-scale, historic qualities of the village. At the same time, the proposed size limitation will still accommodate a wide range of commercial uses and potential tenants. The size limitation is consistent with a survey of existing businesses in the gateway areas as well as of other economically vital Westchester towns such as Mount Kisco. Combined with the proposed design guidelines, the proposed gateway legislation will have beneficial impacts on both socioeconomics and neighborhood character within the gateway areas.

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Richard F. Herbek, Village Manager

Address: Kellerhouse Municipal Building, One Van Wyck Street, Croton-on-Hudson, NY 10520

Telephone Number: 914-271-4848

A copy of this notice must be sent to:

Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Cortlandt

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, Room 538, 50 Wolf Road, Albany, NY 12233-1750

Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).

Village Engineers Office
Village of Croton-on-Hudson
Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520

Tel: (914) 271-4733
Fax: (914) 271-3750

Village Of Croton-on-Hudson Engineering

Fax

To: FRANK FISH From: JAVILE / ENG. DEPT (914) 271-4783
Fax: 212-353-7494 Pages (including cover sheet): 7
Phone: _____ Date: 1/15/03
Re: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

ENCLOSED PLEASE FIND LOT AREAS THAT
YOU REQUESTED FOR THE ATTACHED LOT #'S.

THESE MEASUREMENTS WERE TAKEN FROM
OUR VILLAGE "TAX MAPS".

IF YOU HAVE ANY QUESTIONS, PLEASE CALL
ME AT (914) 271-4783.

Municipal Place

Current Maximum FAR of 0.5

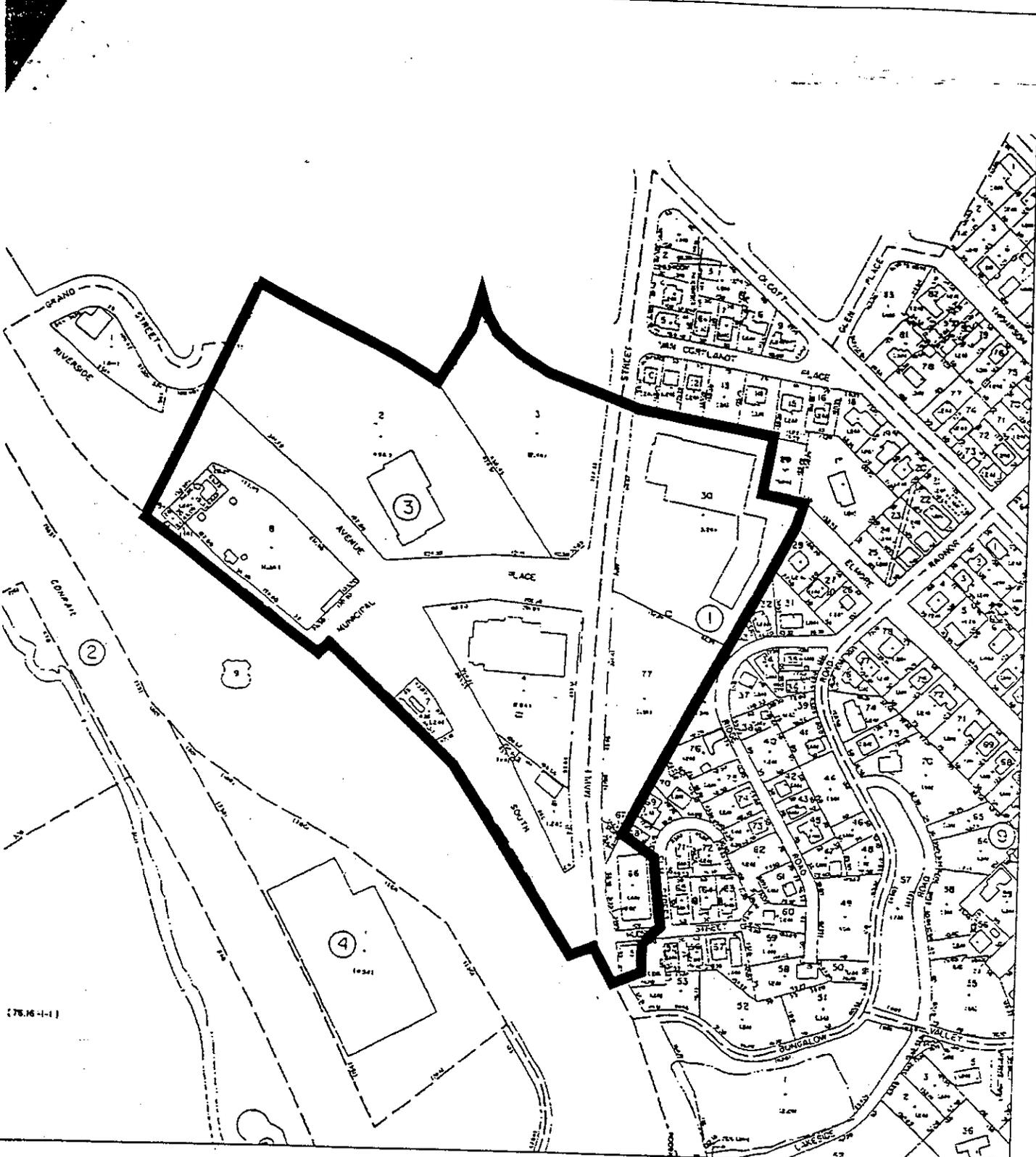
Tax Map Sections 78.12, Block 3 and 79.9, Block 1



| Lot | Lot Area | Building Gross Square Footage | Actual FAR | Maximum Permitted Build-out under 0.5 FAR | Maximum Build-out under Proposed 0.3 Single-use FAR | Maximum Build-out under Proposed 0.4 Multi-use FAR |
|------------------------|-------------------------|-------------------------------|------------|---|---|--|
| Section 78.12, Block 3 | | | | | | |
| 2 | 4.9 A | 20,481 | 0.102 | 100,406 | 60,243 | 80,324 |
| 3 | 2.4 A | vacant | - | 33,180 | 19,908 | 26,544 |
| 4 | 2.0 A | 20,088 | 0.199 | 50,588 | 30,353 | 40,470 |
| 5 | .1 A | vacant | - | 810 | 486 | 648 |
| 6 | .3 A | 1,770 | 0.073 | 12,078 | 7,247 | 9,662 |
| 7 | .3 A | 380 | 0.052 | 3,640 | 2,184 | 2,912 |
| 8 | 1.3 A | vacant | - | 27,661 | 16,596 | 22,128 |
| 9 | .1 A Merged with lot 10 | | - | - | - | - |
| 10 | .2 A | 887 | 0.114 | 3,887 | 2,332 | 3,110 |
| Section 79.9, Block 1 | | | | | | |
| 0 (1) | 3.2 A | 44,025 | 1.174 | 18,750 | 11,250 | 15,000 |
| 4 (1) | .2 A | 2,744 | 0.518 | 2,650 | 1,590 | 2,120 |
| 6 (2) | .4 A | 6,968 | 0.442 | 7,875 | 4,725 | 6,300 |
| 67 | .1 A | vacant lot | - | 1,200 | 720 | 960 |
| 77 | 1.8 A | 9300 | 0.116 | 40,247 | 24,148 | 32,198 |

(1) The existing build-out on these lots presently exceeds the permitted 0.5 FAR. These lots would become prior non-conforming uses if the proposed gateway ordinance is adopted.

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



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

Municipal Place Gateway District
 Tax Block and Lots

 Gateway District Boundary

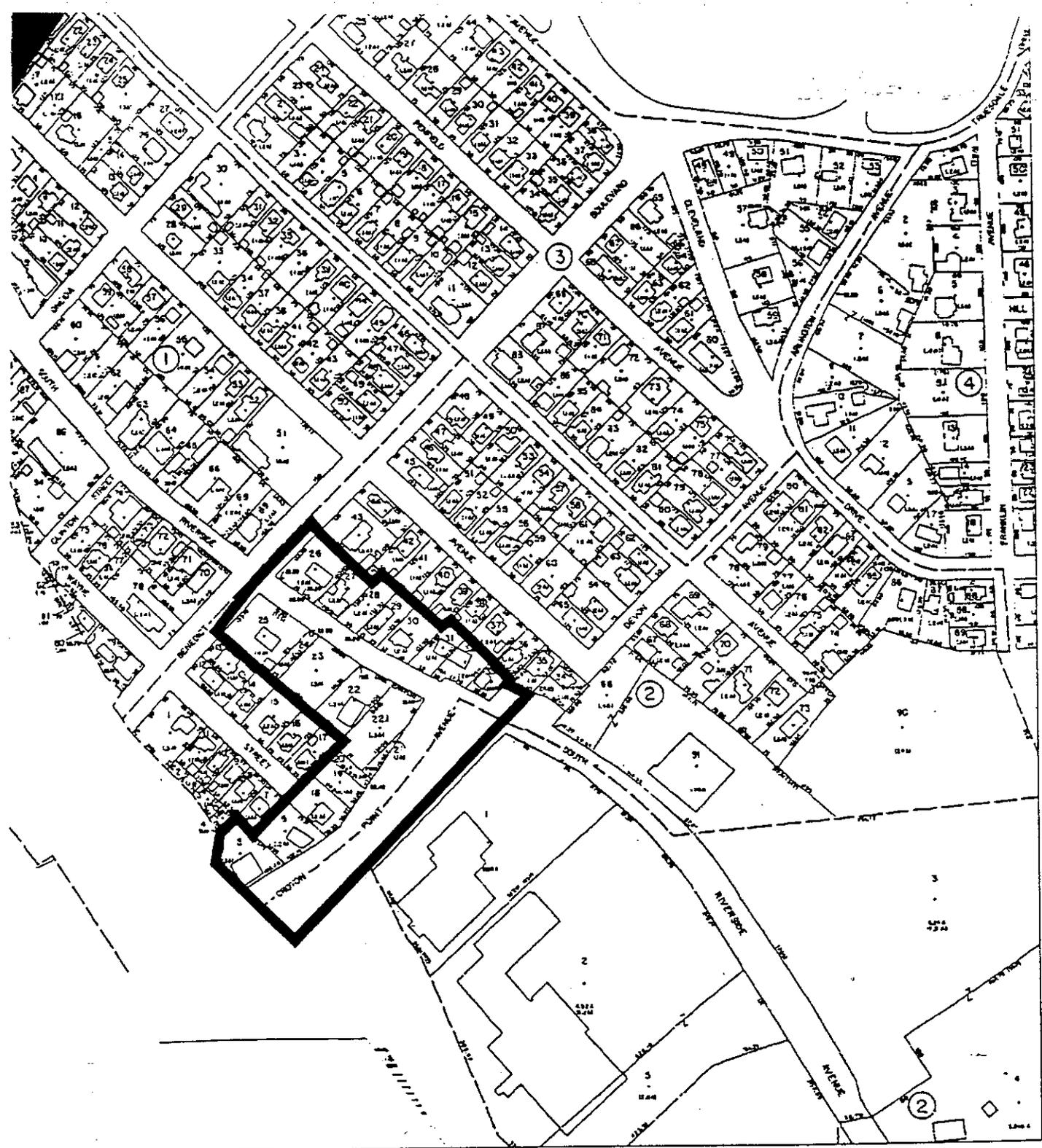
0

 BFJ Buckhurst Fish & Jacquemart, Inc.

South Riverside / Harmon
 Current Maximum FAR of 0.5
 Tax Map Section 79.13, Block 2

| Lot | Lot Area | Building Gross Square Footage | Actual FAR | Maximum Permitted Build-out under 0.5 FAR | Maximum Build-out under Proposed 0.3 Single-use FAR | Maximum Build-out under Proposed 0.4 Multi-use FAR |
|---------|----------|-------------------------------|------------|---|---|--|
| 5 | .3A | 2,500 | 0.272 | 4,592 | | |
| 6 | .3A | 1,120 | 0.101 | 5,550 | 2,755 | 3,674 |
| 18 | .2A | 2,154 | 0.248 | 4,350 | 3,330 | 4,440 |
| 19 | .1A | vacant | - | 2,750 | 2,610 | 3,480 |
| 20 | .1A | vacant | - | 1,275 | 1,650 | 2,200 |
| 21 | .1A | vacant | - | 1,050 | 765 | 1,020 |
| 22 | .3A | 1,104 | 0.097 | 5,663 | 630 | 840 |
| 22.1 | .3A | vacant | - | 6,852 | 3,398 | 4,530 |
| 23 | .3A | vacant | - | 6,750 | 4,111 | 5,481 |
| 24 | .1A | vacant | - | 1,588 | 4,050 | 5,400 |
| 25 | .4A | 1,197 | 0.083 | 7,188 | 953 | 1,270 |
| 26 | .3A | 1,283 | 0.106 | 6,033 | 4,313 | 5,750 |
| 27 (1) | .3A | 4,291 | 0.600 | 3,575 | 3,620 | 4,826 |
| 28 | .2A | 520 | 0.077 | 3,375 | 2,145 | 2,860 |
| 29 | .1A | 1,635 | 0.253 | 3,225 | 2,025 | 2,700 |
| 30 | .2A | 712 | 0.083 | 4,275 | 1,935 | 2,580 |
| lots 31 | .1A | 2,130 | 0.148 | 7,213 | 2,565 | 3,420 |
| lot 32 | .2A | | | | 4,328 | 5,770 |
| 33 | .1A | 672 | 0.162 | 2,075 | 1,245 | 1,660 |

(1) The existing build-out on this lot presently exceeds the permitted 0.5 FAR. This lot would become a prior non-conforming use if the proposed gateway ordinance is adopted.



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

South Riverside / Harmon
 Tax Block and Lots

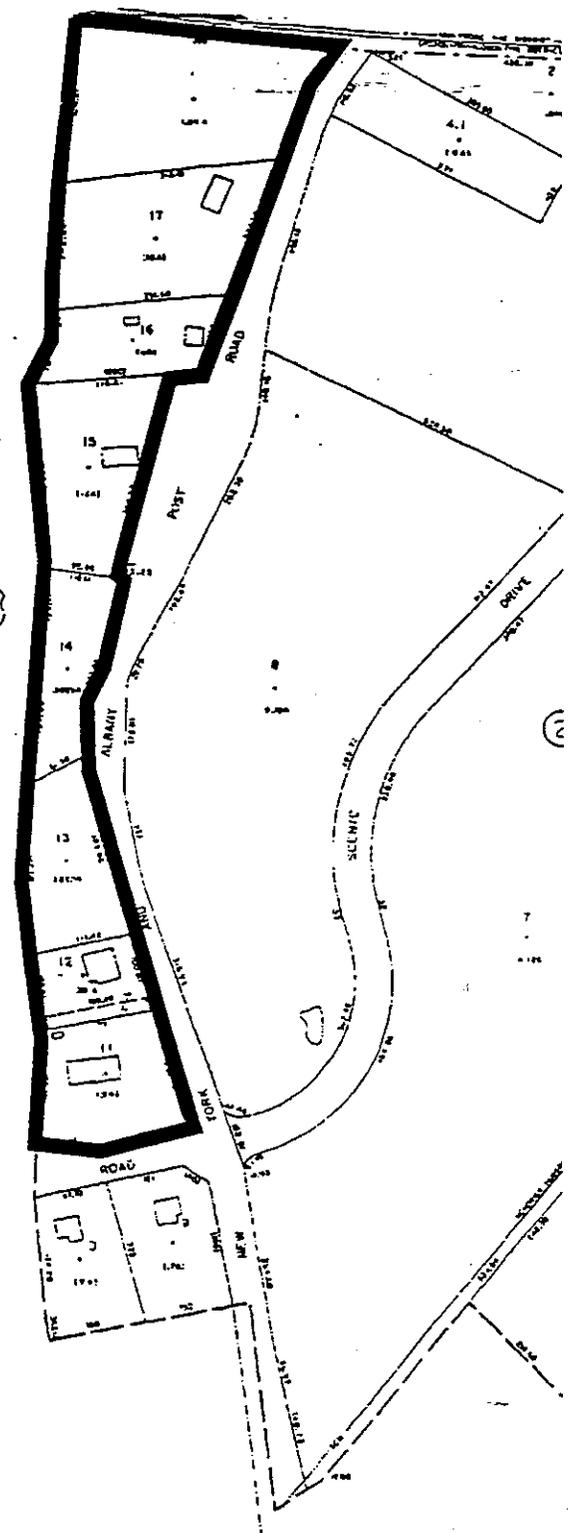
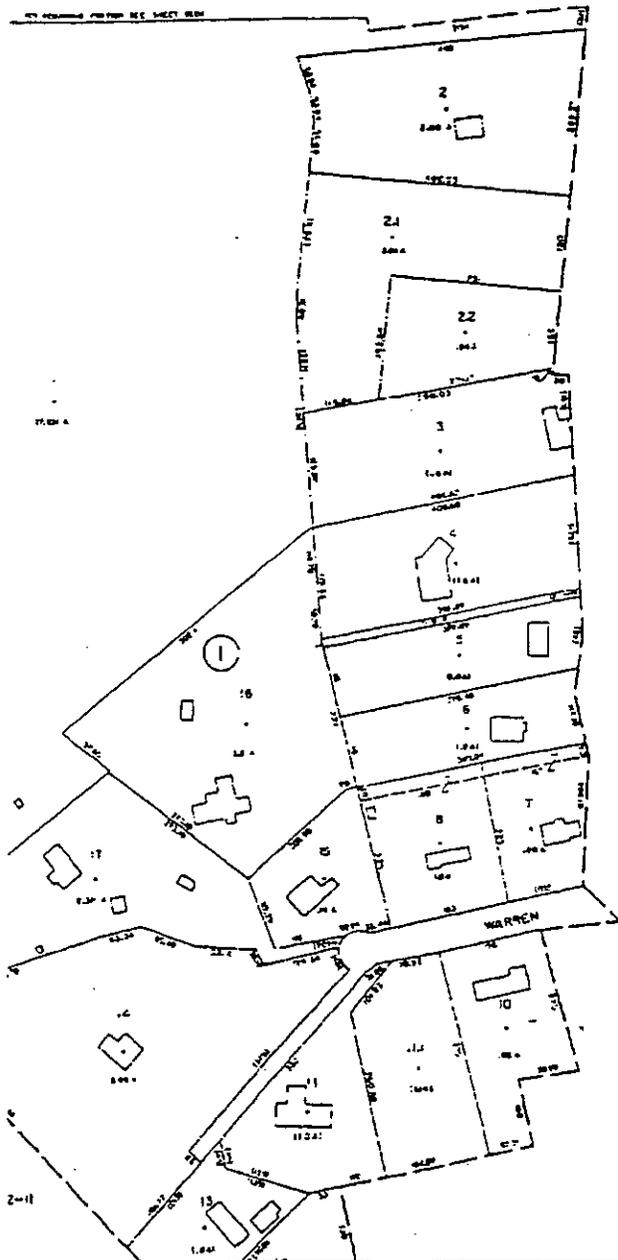
 Gateway District Boundary

North End Office District
 Current Maximum FAR of 0.2
 Tax Map Section 67.10, Block 2

| Lot | Lot Area | Current Building Gross Square Footage | Actual FAR | Maximum Permitted Build-out under 0.2 FAR (1) |
|--------|----------|---------------------------------------|------------|---|
| 1 | 1.94A | vacant lot | - | 16,922 |
| 11 | .9A | 3,218 | 0.119 | 5,425 |
| 12 | .361A | 972 | 0.063 | 3,100 |
| 13 | .5035A | vacant lot | - | 4,356 |
| 14 | .5035A | vacant lot | - | 4,356 |
| 15 | 1.1A | 2,479 | 0.048 | 10,296 |
| 16 (2) | .769A | 7,821 | 0.379 | 4,125 |
| 17 | 1.5A | 1,337 | 0.022 | 12,369 |

(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



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

North End Gateway District
Tax Block and Lots

█ Gateway District Boundary