

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

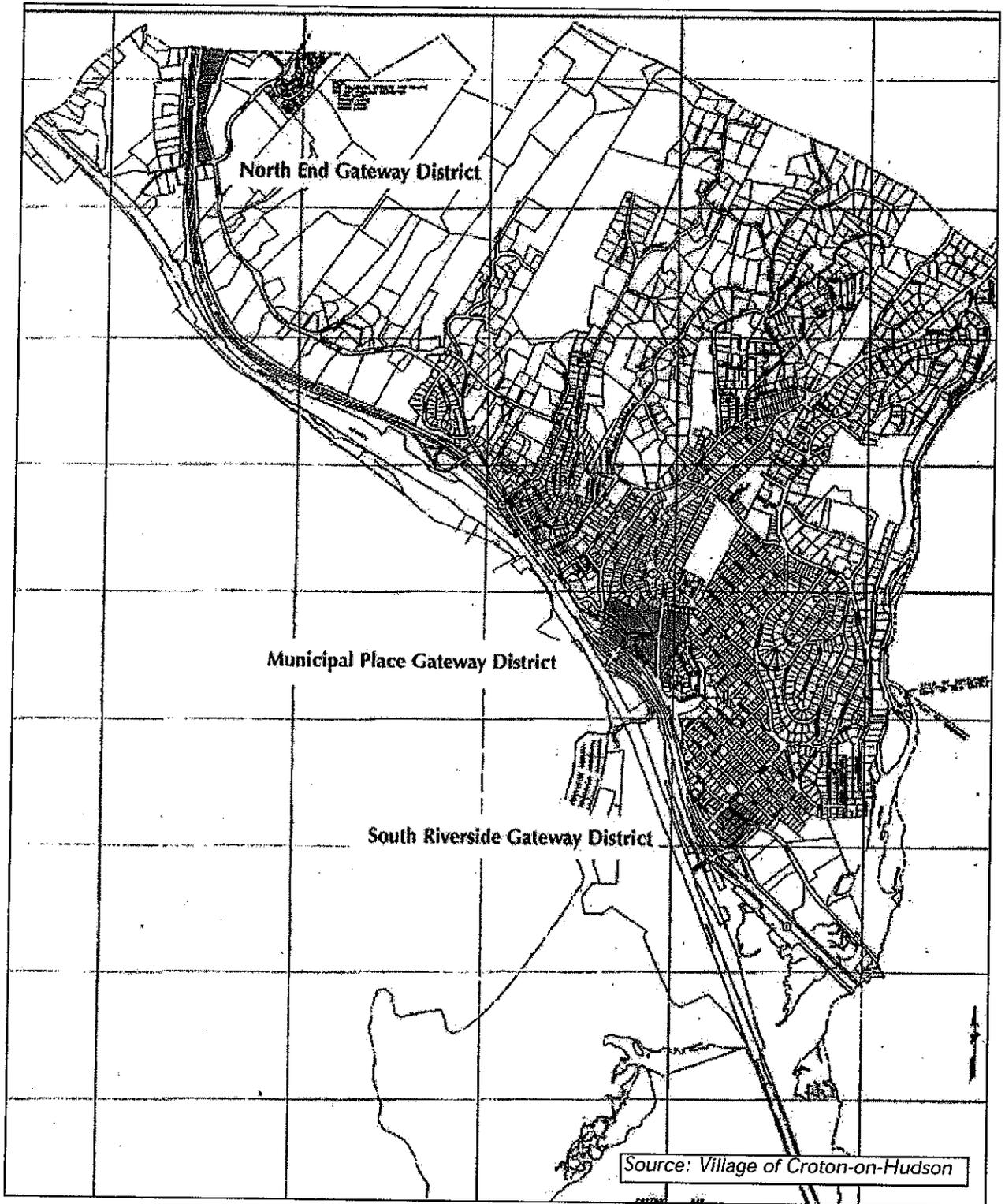
Chief Executive Officer, Town/City/Village of Cortlandt

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 of Croton-on-Hudson, New York

Location: Gateway Districts