

Patricia Moran, Esq.
49 Penfield Avenue
Croton on Hudson, NY 10520
(914) 827-8278

RECEIVED
2012 APR -2 PM 2:28
VILLAGE OF
CROTON-ON-HUDSON, N.Y.

April 2, 2012

Via email (individually) and hand delivery (to Village offices)

Board of Trustees
Village of Croton on Hudson
1 Van Wyck Street
Croton on Hudson, NY 10520

Re: Harmon Rezoning

Dear Board of Trustees,

On behalf of my clients Thomas Simone and Holly Crosbie-Foote, and others who may join the pending Article 78 proceeding challenging Harmon Rezoning as petitioners ("Petitioners"), enclosed are several documents prepared by Village resident Robert Armanini. These documents are submitted for the purpose of demonstrating that, contrary to the statements and supporting exhibits included in the Environmental Assessment Form Report dated July 15, 2010 ("EAF") the Addendum to Environmental Assessment Form dated October 12, 2011, and the proposed Negative Declaration (with attachment) issued by the Village Board on March 30, 2012, there are important and/or scenic views of the Hudson River, the Palisades, and the Hudson Highlands available from a number of street level vantage points in the area proposed to be rezoned (under Local Law No. 3 of 2010 (October 2011 version) and nearby locations, and the impacts on such views should be given a "hard look."

The first two documents (Harmon Pictures 4-2-12 Part 1 and Harmon Pictures 4-2-12 Part 2) contain a collection of photos taken at street level in March 2011 and March 2012 in the proposed rezoned area. Each photo is accompanied by an identification number, and description of vantage point and orientation of photo. A corresponding key is attached for each of the first two documents (analogous to Exhibit 10 of the EAF). Finally, a description of abbreviations used in the keys is also attached.

Petitioners maintain that these documents further demonstrate the existence of a number of beautiful and scenic views of importance to the community available in the proposed rezoned area from street level. Views of the Palisades and Hudson Highlands are available from many vantage points. Views of the Hudson River, while available from fewer vantage points,

also exist and are clearly visible, including but not limited to views through the trees when not in leaf. (There are also clear views of the Hudson River available.)

Taken together, these views create a unique and beautiful visual setting in the proposed rezoned area that will be impaired by bulkier and taller buildings. By looking at the telephone poles in many of the pictures (which are 30 feet high), one can get a good sense of the views that will be blocked by the construction of 35 foot high buildings.

We urge the Board to conduct a visual impact study (or a more thorough second one if the Board considers the analysis contained in the EAF to be a visual impact study), including consideration of impact on views from other than street level, in light of the demonstrated existence of the views available from and near the rezoned area. A "hard look" at visual impacts of the proposed rezoning has not occurred to date. Therefore, a negative declaration on Local Law No. 3 of 2010 (October 2011 version) on the present record would be irrational, arbitrary and capricious.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Moran". The signature is written in black ink and is positioned above the printed name.

Patricia Moran

Cc: James Staudt, Village Attorney

Abe Zambrano, Village Manager

Paula DiSanto, Village Clerk

Attachments



JPG 1096

Photo taken from northbound lane of S. Riverside Avneue, standing parallel to the NW corner of Parcel 10, looking NNW. Note Palisades in the background.



JPG 1073

Photo taken from walkway of 'Perfect 10 Nails', parcel 10: corner of S. Riverside Avenue & Benedict Blvd, looking W on Benedict Blvd. Note view of Palisades in the background.



JPG 1075

Photo taken from sidewalk on corner of Benedict Blvd./S. Riverside Ave. looking W on Benedict Blvd. with a clear view of Palisades in the background.



JPG 1077

Photo taken from Benedict Blvd on sidewalk fronting Parcel 11, looking W on benedict Blvd towards Palisades.



JPG 1092

Photo taken while standing near the NW corner of Wayne Street & Benedict Blvd. looking SW at village -owned parking area and beyond. Note view of Palisades .



JPG 1072

Photo taken from a central position on sidewalk in front of Parcel 29 (S. Riverside Ave.), looking SW across former car storage lot towards trees and Hudson River beyond.



JPG 1071

Photo taken from Parcel 29, standing at edge of sidewalk on S. Riverside Ave, in line with the center of the existing structure, looking S.



1128

Photo taken on S. Riverside Avenue, at the border of Parcels 29 & 30, looking S. towards scenic views of Crotonville.



JPG 1068

Photo taken from S. Riverside Ave. standing on sidewalk between parcels 32 & 33, pointing SSW towards Hudson River in background.



JPG 1070

Photo taken from SE corner of Parcel 26 on S. Riverside Ave. looking S behind Gulf station towards Hudson River.



JPG 1066

Photo taken from the NW corner of Parcel 33 on S. Riverside Ave., looking SSW towards Hudson River.



JPG 1067

Photo taken from same location as JPG 1066, towards a slightly more westerly direction, showing Hudson River in background.



JPG 1069

Photo taken from the NW corner of parcel 33 on S. Riverside Ave, looking SSW towards Gulf Station and Hudson River beyond.



Wayne 2

Photo taken standing in middle of southern end of Wayne Street in front of Parcel 37, looking S towards Hudson River.



Wayne 1

Photo taken from Wayne Street, near NW corner of Parcel 37, looking S. towards Hudson River.



IMG 1065

Photo taken from the southwest corner of parcel 36 (Croton Point Ave./S. Riverside Ave), looking SW towards the train trestle and the Hudson River beyond.

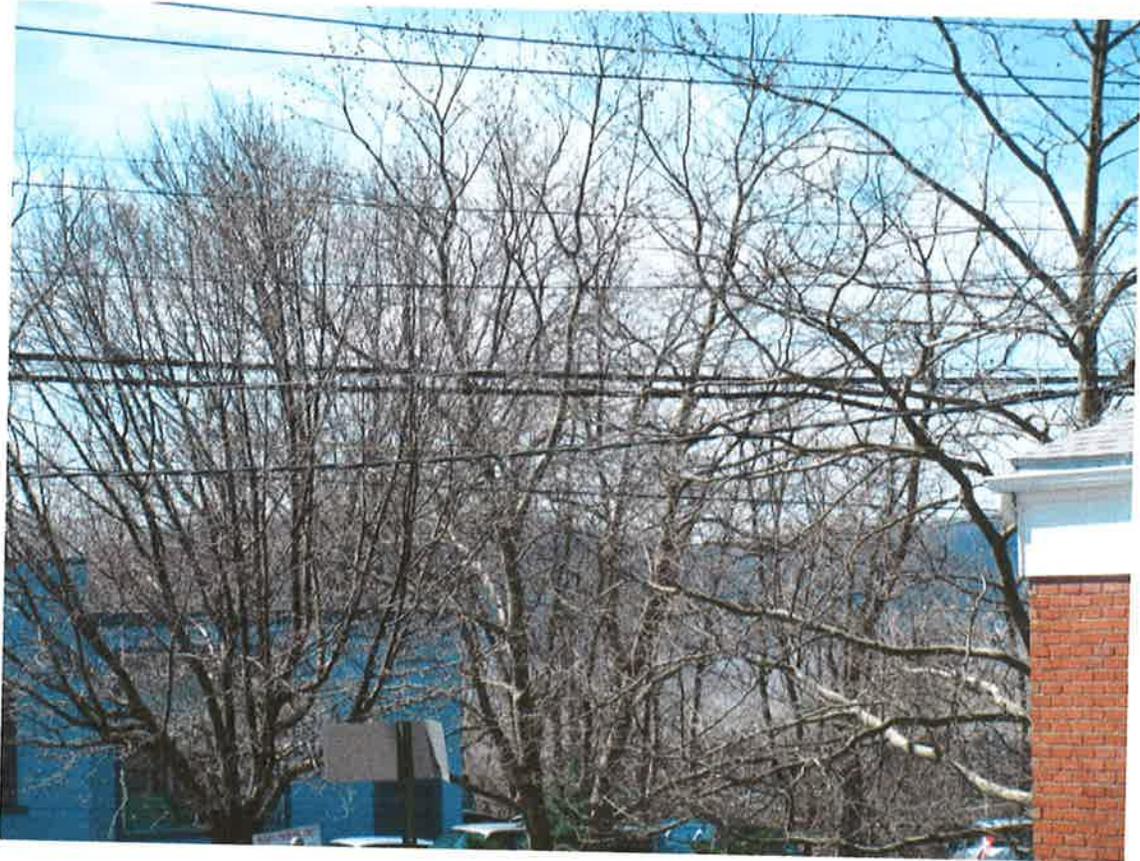
HARMON PICTURES – 4-2-2012 – PART 1



1104

Photo taken from NW corner of Oneida & Young Avenues, looking W towards S. Riverside Avenue.

Note view of Palisades beyond S. Riverside Ave. is still available from this vantage point.



JPG 1086

Photo taken from Oneida Ave. in roadway adjacent to front of building on Parcel 1, looking W. Note Hudson River/ Palisades view in background.



JPG 1088

Similar view as JPG 1086, but taken while standing more in the middle of Oneida Avenue.



O 1398

Photo taken from Oneida Avenue, standing in middle of the roadway, looking NW at S. Riverside Avenue , Parcel 22, and Hudson River beyond..



O 1400

Photo taken from middle of roadway on Oneida Avenue, similar to O 1398 except closer to S. Riverside Avenue corner, looking NW towards Parcel 22 and Hudson River.



O 1399

Telephoto shot from same location as O 1400.



JPG 1090

Photo taken from the corner of Parcel 2 on S. Riverside Ave/Oneida Ave, looking NW.



JPG 1085

Photo taken from southern corner of Parcel 2, looking W towards Parcel 1. Note the Hudson River & Palisades in the background.



JPG 1091

Photo taken from the roadway (S. Riverside Ave.) between Parcels 3 & 4, looking SW towards Palisades in the background.



JPG 1080

Photo taken from S. Riverside Avenue, standing in roadway between Parcels 5 & 18, looking NNW towards Palisades.



JPG 1084

Photo taken from edge of Parcel 5 curb cut on S. Riverside Ave looking WNW with views of Palisades in background.



JPG 1078

Photo taken from S. Riverside Ave. standing in roadway in front of southern curb cut of Parcel 18 looking NW towards view of Palisades. Note 30-foot high utility pole is taller than view of Palisades and a 35-foot tall building would obstruct such view.



JPG 1097

Photo taken from S. Riverside Avenue, midpoint in front of Parcel 5, looking NW towards the Palisades.



JPG 1081

Photo taken from S. Riverside Ave. in roadway between Parcels 5 & 6, looking WNW towards Palisades.



JPG 1083

Photo taken from a more northern position than JPG 1082, again looking W down Clinton Street towards the Palisades.



JPG 1082

Photo taken from S. Riverside Ave in roadway fronting the midpoint of Parcel 6, looking W down Clinton Street. Note Palisades in background.



Clinton 1

Photo taken on corner of Parcel 15, corner of S. Riverside Ave & Clinton Street, looking W . Note Hudson River views in background.



1108

Chapel of the Good Shepherd taken from across Young Avenue, two houses in from Benedict Blvd.

The view of this lovely quaint building will be inalterably changed with a 3-story structure behind it.

The natural light available inside the chapel will also be significantly diminished.



Benedict 5

Photo taken on Benedict Blvd. midpoint between Young Ave. and S. Riverside Ave. looking W on Benedict Blvd.

Note view of Palisades towards west end of Benedict Blvd. from this vantage point.

FROM STICK:



BENEDICT 1

Photo taken from the NE corner of Benedict Blvd. and Young Ave. looking W on Benedict.

Note: Palisades view at west end of benedict Blvd. still available from this vantage point.



BENEDICT 2

Photo taken from SE corner of Benedict Blvd. And Young Avenue, again looking W on Benedict.

Note: View of Palisades at west end of Benedict Blvd. still available from this vantage point.



BENEDICT 3

Photo similar to 'BENEDICT 2', but taken closer to SW corner of Benedict Blvd/Young Ave.

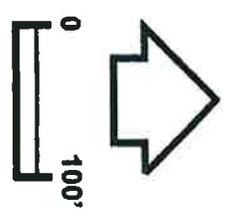
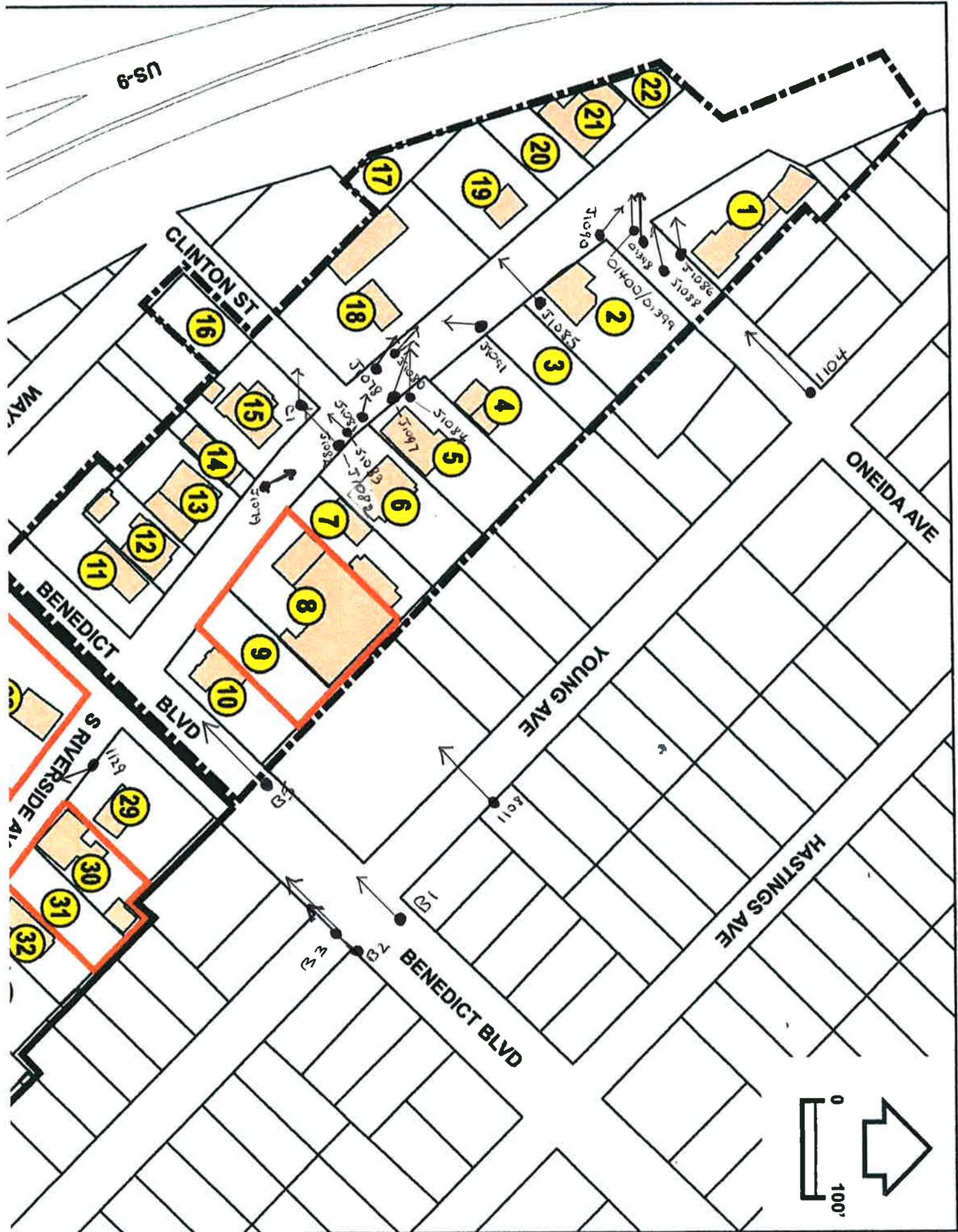
Note: View of Palisades at west end of Benedict Blvd. still available from this vantage point.



1129

Photo taken on S. Riverside Ave. from a sidewalk position , midpoint in front of Parcel 29. The view is S, with scenic views of Crotonville.

6-SU



HARMON PICTURES KEY 4-2-2012 PART 1

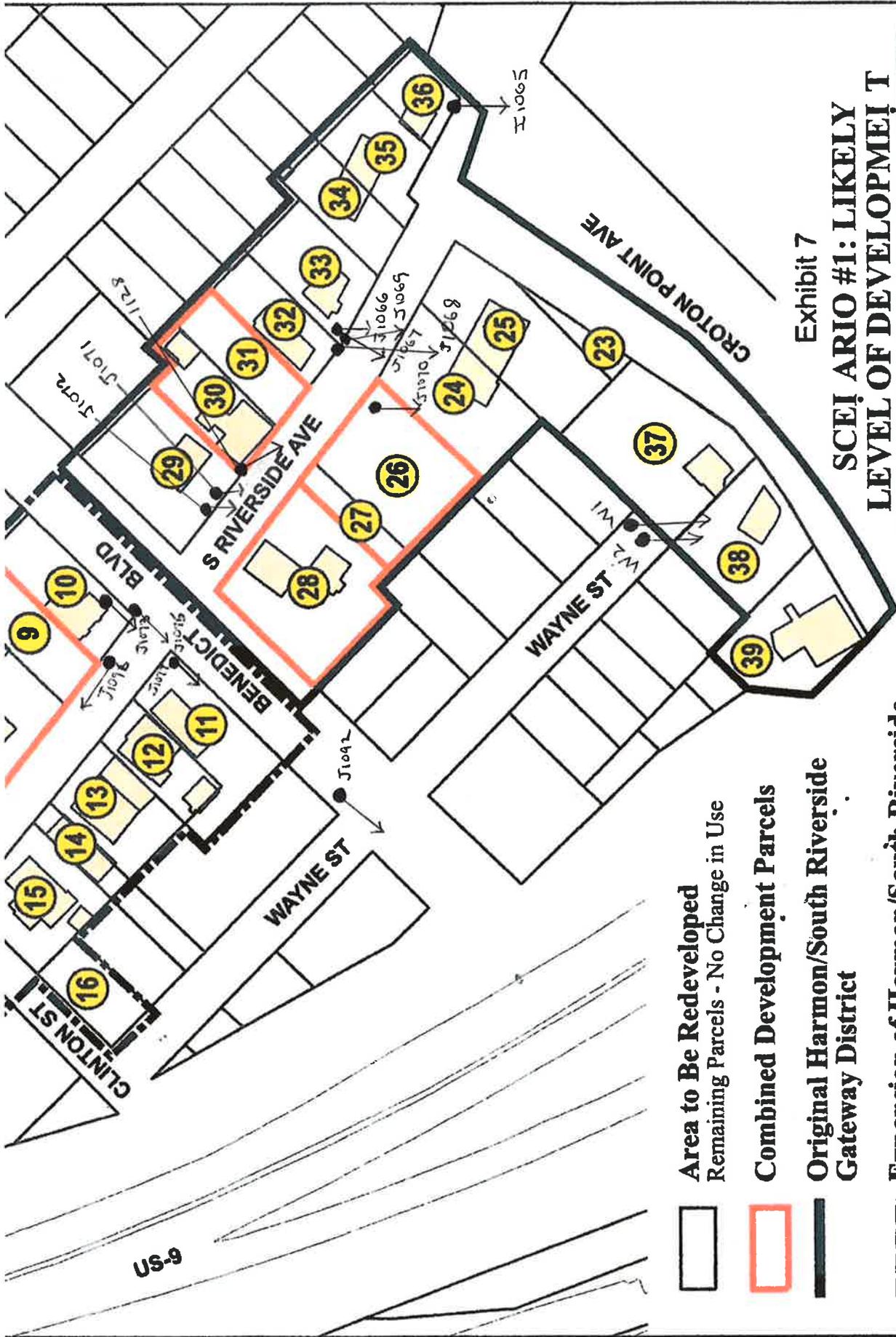


Exhibit 7

SCEJ ARIO #1: LIKELY LEVEL OF DEVELOPEMEI T

HARMON GATEWAY OVERLAY ZONING AMENDMENTS
Croton-on-Hudson, New York

Saccardi & Schiff, Inc. - Planning and Development Consultants

-  **Area to Be Redeveloped**
Remaining Parcels - No Change in Use
-  **Combined Development Parcels**
-  **Original Harmon/South Riverside Gateway District**
-  **Expansion of Harmon/South Riverside Gateway District**
-  **Parcel Identification Number**

DATE: July 2010
SOURCE: Croton-on-Hudson, New York GIS

HARMON PICTURES KEY 4-2-2012 PART 2

HARMON EXHIBITS PHOTO/MAP KEY

J on map = JPG on photo

B on map = BENEDICT on photo

W on map = WAYNE on photo

C on map = CLINTON on photo

I on map = IMG on photo