

# Village of Croton-on-Hudson

## COASTAL ASSESSMENT FORM

### A. INSTRUCTIONS (Please print or type all answers)

1. Applicants, or in the case of direct actions (city, town, village) agencies, shall complete this CAF for proposed actions which are subject to the consistency review law. This assessment is intended to supplement other information used by a (city, town, village) agency in making a determination of consistency.
2. Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the (city, town, village) clerk's office. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.
3. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

### B. DESCRIPTION OF SITE AND PROPOSED ACTION:

1. Type of (city, town, village) agency action (check appropriate response):
  - a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction)     x
  - b) Financial assistance (e.g. grant, loan, subsidy) \_\_\_\_\_
  - c) Permit, approval, license, certification \_\_\_\_\_
  - d) Agency undertaking action \_\_\_\_\_
2. Describe nature and extent of action: See attached addendum.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Location of actions: See attached addendum.  
(street or site description)
4. Size of site: See attached addendum.
5. Present land use: County parkland, wildlife sanctuaries, arboretum, golf course, single-family residential
6. Present zoning classification: RA-40 (One Family Residence)

7. List and describe any unique or unusual land forms within or contiguous to the project site (i.e. bluffs, dunes, swales, ground depressions, other geological formations):  
The northern portion of the rezoning area (96-acre portion along Albany Post Road)  
contains steep slopes with views of the Hudson River.

8. Percent of site which contains slopes of 15% or greater: N/A

9. List and describe streams, lakes, ponds or wetlands existing within or contiguous to the project area. Give name and size of each if available:

a) Name: Hudson River, various small water bodies, brooks and wetlands

b) Size (in acres): N/A

10. If an application for the proposed action has been filed with the (city, town, village) agency, the following information shall be provided:

a) Name of applicant: N/A

b) Mailing address: \_\_\_\_\_

c) Telephone number: (area code) (\_\_\_\_\_) \_\_\_\_\_

d) Application number, if any: \_\_\_\_\_

11. Will the action be directly undertaken, require funding or approval by a state or federal agency? NO X YES \_\_\_\_\_

If yes, which state or federal agency? \_\_\_\_\_

**C. COASTAL ASSESSMENT:**

(Check either "yes" or "no" for each of the following questions)

	<u>YES</u>	<u>NO</u>
1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map:	<u>X</u>	_____
a) Significant fish or wildlife habitats? Croton Bay, Haverstraw Bay	<u>X</u>	_____
b) Scenic resources of local or statewide significance? Croton Point, Hudson Highlands	<u>X</u>	_____
c) Important agricultural lands? SASS	_____	<u>X</u>
d) Natural protective features in an erosion hazard area? Croton Point	<u>X</u>	_____

If the answer to any question above is "yes", please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

	<u>YES</u>	<u>NO</u>
2. Will the proposed action have a significant effect upon:		
a) Commercial or recreational use of fish and wildlife resources?	_____	X _____
b) Scenic quality of the coastal environment?	_____	X _____
c) Development of future or existing water dependent uses?	_____	X _____
d) Operation of the State's major ports?	_____	X _____
e) Land or water uses within a small harbor area?	_____	X _____
f) Stability of the shoreline?	_____	X _____
g) Surface or groundwater quality?	_____	X _____
h) Existing or potential public recreation opportunities?	_____	X _____
i) Structures, sites or districts of historic, archeological or cultural significance to the (city, town, village), State or nation?	_____	X _____
3. Will the proposed action involve or result in any of the following:		
a) Physical alteration of land along the shoreline, land under water or coastal waters?	_____	X _____
b) Physical alteration of two (2) acres or more of land located elsewhere in the coastal area?	_____	X _____
c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the coastal area?	_____	X _____
d) Energy facility not subject to Article VII or VIII of the Public Service Law?	_____	X _____
e) Mining, excavation, filling or dredging in coastal waters?	_____	X _____
f) Reduction of existing or potential public access to or along the shore?	_____	X _____
g) Sale or change in use of publicly-owned lands located on shoreline or under water?	_____	X _____
h) Development within a designated flood or erosion hazard area?	_____	X _____
i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?	_____	X _____
j) Construction or reconstruction of erosion protective structures?	_____	X _____
k) Diminished surface or groundwater quality?	_____	X _____
l) Removal of ground cover from the site?	_____	X _____

4. Project

a) If project is to be located adjacent to shore:

	<u>YES</u>	<u>NO</u>
1. Will water-related recreation be provided?	<u>X</u>	<u>      </u>
2. Will public access to the foreshore be provided?	<u>X</u>	<u>      </u>
3. Does the project require a waterfront site?	<u>X</u>	<u>      </u>
4. Does it supplant a recreational or maritime use?	<u>      </u>	<u>X</u>
5. Do essential public services and facilities presently exist at or near the site?	<u>X</u>	<u>      </u>
6. Is it located in a flood prone area?	<u>X</u>	<u>      </u>
7. Is it located in an area of high erosion?	<u>      </u>	<u>X</u>

b) If the project site is publicly owned:

1. Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<u>X</u>	<u>      </u>
2. If located in the foreshore, will access to those and adjacent lands be provided?	<u>X</u>	<u>      </u>
3. Will it involve the siting and construction of major energy facilities?	<u>      </u>	<u>X</u>
4. Will it involve the discharge of effluent from major steam electric generating and industrial facilities into coastal facilities?	<u>      </u>	<u>X</u>

c) Is the project site presently used by the community neighborhood an open space or recreation area?

<u>X</u>	<u>      </u>
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d) Does the present site offer or include scenic views or vistas known to be important to the community?

<u>X</u>	<u>      </u>
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e) Is the project site presently used for commercial fishing or fish processing?

<u>      </u>	<u>X</u>
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f) Will the surface area of any waterways or wetland area be increased or decreased by the proposals?

<u>      </u>	<u>X</u>
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g) Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?

<u>      </u>	<u>X</u>
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h) Will the project involve any waste discharges into coastal waters?

<u>      </u>	<u>X</u>
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i) Does the project involve surface or subsurface liquid waste disposal?

<u>      </u>	<u>X</u>
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j) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?

<u>      </u>	<u>X</u>
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	<u>YES</u>	<u>NO</u>
k) Does the project involve shipment or storage of petroleum products?	_____	_____ <u>X</u>
l) Does the project involve discharge of toxic hazardous substances or other pollutants into coastal waters?	_____	_____ <u>X</u>
m) Does the project involve or change existing ice management practices?	_____	_____ <u>X</u>
n) Will the project affect any area designated as a tidal or freshwater wetland?	_____	_____ <u>X</u>
o) Will the project alter drainage flow, patterns or surface water runoff on or from the site?	_____	_____ <u>X</u>
p) Will best management practices be utilized to control storm water runoff into coastal waters?	_____ <u>X</u>	_____
q) Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	_____	_____ <u>X</u>
r) Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates?	_____	_____ <u>X</u>

**D. REMARKS OR ADDITIONAL INFORMATION.**

For questions answered “yes” in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions.

(Add any additional sheets necessary to complete this form)

See attached addendum.

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**E. SUBMISSION REQUIREMENTS.**

The final version of this form shall be sent to the Department of State (*New York State Dept. of State, Coastal Management Program, 162 Washington Avenue, Albany, NY 12231*) if any question in Section C is answered “yes” and either of the following conditions is met.

- Section B.1 (a) or B.1 (b) is checked    **OR**
- Section B.1 (c) and B.11 is answered “yes”

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If assistance or further information is needed to complete this form, please contact the Village Engineer at (914) 271-4783.

Preparer’s Name: Susan Favate

Title: Senior Associate

Agency: BFJ Planning, on behalf of the Village of Croton-on-Hudson Board of Trustees

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Date: June 18, 2014

**Croton-on-Hudson PRE and RA-60 Rezoning  
VILLAGE OF CROTON-ON-HUDSON, NEW YORK**

**COASTAL ASSESSMENT FORM ADDENDUM**

**Lead Agency**

Village of Croton-on-Hudson Board of Trustees  
Stanley H. Kellerhouse Municipal Building  
1 Van Wyck Street  
Croton-on-Hudson, NY 10520  
Contact: Leo A. W. Wiegman, Mayor  
(914)-271-4848

**Prepared by**

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## 1.0 LOCATION AND DESCRIPTION OF PROPOSED ACTION

The proposed action discussed in this Coastal Assessment Form (CAF) is the adoption of amendments to the Village of Croton-on-Hudson Zoning Code (VC §230) and the Official Village Map. The Village of Croton-on-Hudson Board of Trustees (BOT) are proposing: 1) Amendments to the Village Zoning Code to add a new Single-Family Residence RA-60 (1.5 acre) District and district regulations; 2) Amendments to the Village Official Zoning Map to remap approximately 482 acres within the Village to Park, Recreation and Education (PRE) District from One Family Residence RA-40 (1 acre) District; and 3) Amendments to the Village Official Zoning Map to remap an approximately 425-acre portion of the Village from RA-40 to the new RA-60 District.

### 1.1 Project Location

Croton-on-Hudson is located on the eastern side of the Hudson River, in the northwest corner of Westchester County. Incorporated in 1898, the 4.9-square-mile village lies within the Town of Cortlandt, which also includes the Village of Buchanan. Surrounding municipalities are the Town of Cortlandt to the north and east, the Town of New Castle to the east and the Town and Village of Ossining to the south (see Figure 1). The proposed rezoning area consists of two general areas within Croton-on-Hudson; one parcel located at the southern end of the Village and several parcels in the northern portion of the Village (see Figure 2: Proposed Rezoning Areas/Existing Zoning Map). The southern rezoning area consists of Croton Point Park, which is currently zoned RA-40. The northern rezoning areas encompass the Hudson National Golf Club (HNGC) area, two Audubon sanctuaries (Graff Sanctuary and Brinton Brooke Sanctuary) and a narrow length of land along Albany Post Road/Route 9A. All of the northern study area is currently zoned RA-40.

### 1.2 Project Description

#### ***Zoning Code Amendments - Proposed RA-60 District***

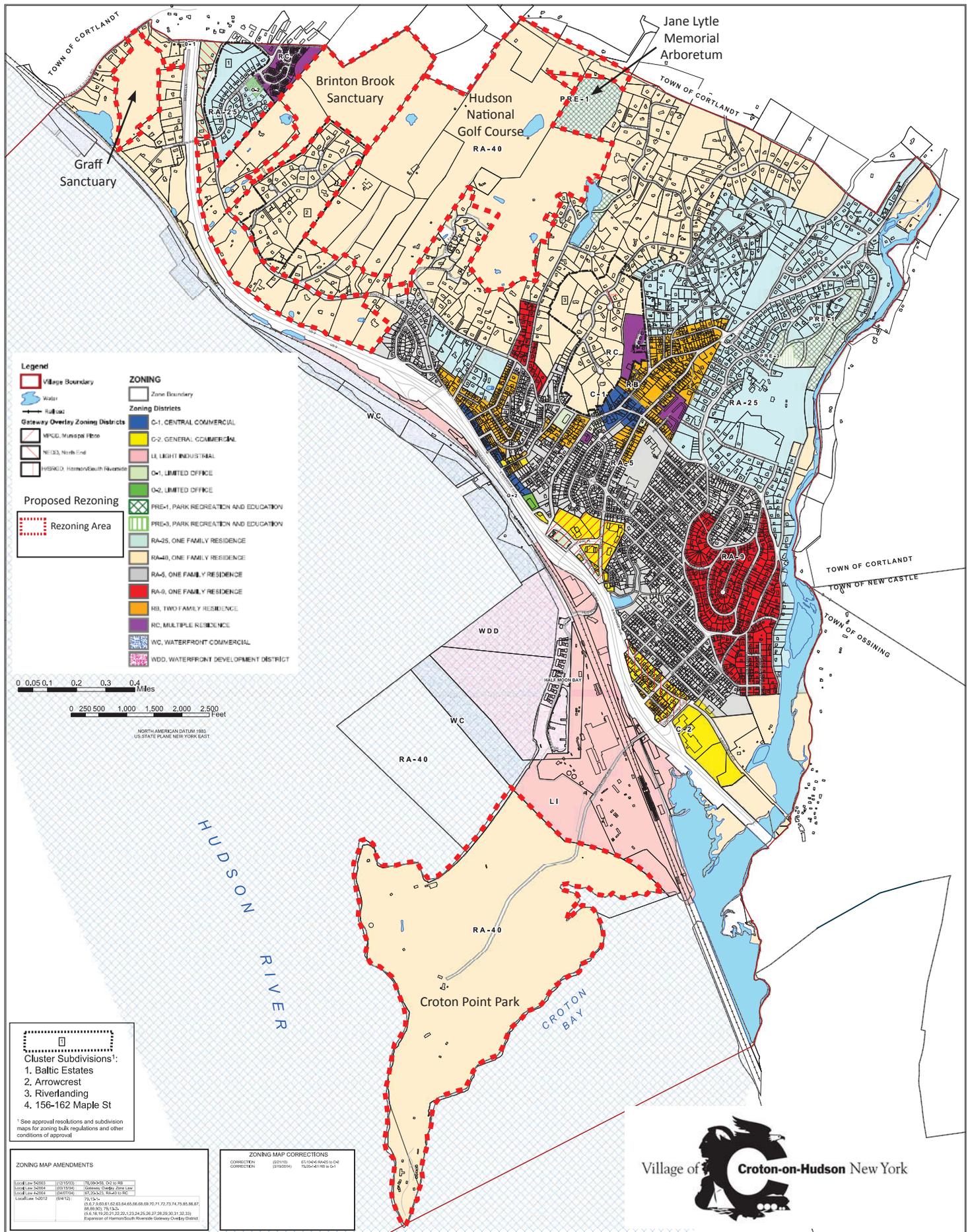
The BOT is proposing to create a new single-family residence RA-60 Zoning District; the Zoning Code (§ 230) will be amended to include this new zone. The minimum lot size within the new RA-60 District will be 60,000 square feet (1.5-acre). The lot width and depth, rear yard, and building coverage requirements will be slightly increased in the new RA-60 District as compared with the existing RA-40 District; all other district regulations will be the same as those of the RA-40 District (see Table 1, below).



CROTON-ON-HUDSON, NY

FIGURE 1: REGIONAL LOCATION MAP





**Legend**

- Village Boundary
- Water
- Railroad
- Gateway Overlay Zoning Districts
  - MPGD, Municipal Fibre
  - NEGL, North End
  - HSRSD, HarmonSouth Riverside
- Proposed Rezoning
  - Rezoning Area

**ZONING**

- Zone Boundary
- Zoning Districts
  - C-1, CENTRAL COMMERCIAL
  - C-2, GENERAL COMMERCIAL
  - LI, LIGHT INDUSTRIAL
  - CO-1, LIMITED OFFICE
  - CO-2, LIMITED OFFICE
  - PRE-1, PARK RECREATION AND EDUCATION
  - PRE-2, PARK RECREATION AND EDUCATION
  - RA-25, ONE FAMILY RESIDENCE
  - RA-40, ONE FAMILY RESIDENCE
  - RA-5, ONE FAMILY RESIDENCE
  - RA-9, ONE FAMILY RESIDENCE
  - RL, TWO FAMILY RESIDENCE
  - RC, MULTIPLE RESIDENCE
  - WC, WATERFRONT COMMERCIAL
  - WDD, WATERFRONT DEVELOPMENT DISTRICT

0 0.05 0.1 0.2 0.3 0.4 Miles  
 0 250 500 1,000 1,500 2,000 2,500 Feet

NORTH AMERICAN DATUM 1983  
 US STATE PLANE NEW YORK EAST

**Cluster Subdivisions<sup>1</sup>:**

- Baltic Estates
- Arrowcrest
- Riverland
- 156-162 Maple St

<sup>1</sup> See approval resolutions and subdivision maps for zoning bulk regulations and other conditions of approval.

**ZONING MAP AMENDMENTS**

Local Law 12003	(07/15/03)	76, 0625R, 02 to 88
Local Law 30093	(02/15/04)	Gateway Overlay Zone Law
Local Law 42003	(04/07/04)	07, 0525L, 04 and 05 RC
Local Law 12013	(04/15)	03, 04
		07, 07, 09, 01, 02, 03, 04, 05, 06, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1. Department of Home/South Riverside Gateway Overlay District

**ZONING MAP CORRECTIONS**

CORRECTION	05/15/05	ESTABLISHED RA-40
CORRECTION	(01/20/04)	76, 0625L 04 to 04

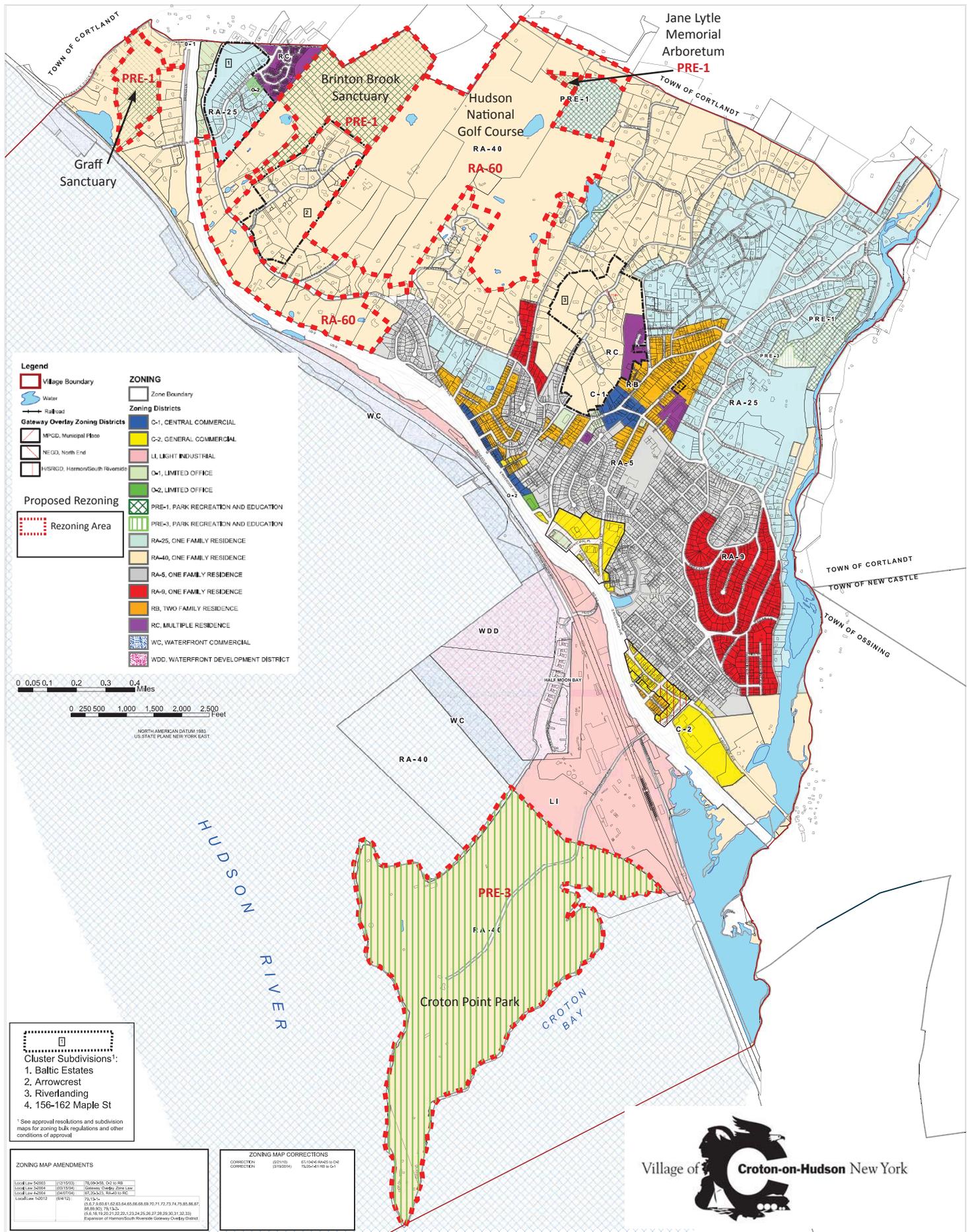


**Table 1: Proposed RA-60 District Regulations**

<b>DIMENSIONAL REQUIREMENTS (AREA &amp; BULK SCHEDULE)</b>		
	<b>Existing RA-40</b>	<b>Proposed RA-60</b>
<b>Lot</b>		
Area (min)	40,000	60,000
Width (min)	150	175
Depth (min)	200	225
<b>Yards</b>		
Front	50	50
Side	30/80	35/80
Rear	40	45
<b>Floor Area</b>		
Habitable floor area (min)	880	880
Floor area ratio (max)	0.15	0.15
<b>Height (max)</b>		
Feet	35	35
Stories	2.5	2.5
<b>Building coverage (max)</b>	20%	15%
<b>Parking</b>	2	2
Required off-street space per d.u.		

**Zoning Map Amendments – PRE and RA-60 Rezoning**

In addition to the creation of the new RA-60 District, the BOT is also proposing to remap approximately 907 acres within the Village to PRE-1 (110 acres), PRE-3 (372 acres) and RA-60 (425 acres); all of the areas to be rezoned are currently zoned RA-40 (see Figure 3: Proposed Zoning Map). The proposed rezoning area consists of two separate areas within Croton-on-Hudson: one located at the southern end of the Village, and several areas in the northern portion of the Village. The southern rezoning area consists of Croton Point Park, while the northern rezoning areas encompass Hudson National Golf Club (HNGC), two Audubon sanctuaries (Graff Sanctuary and Brinton Brooke Sanctuary), a portion of the Jane Lytle Memorial Arboretum and a narrow length of land along Albany Post Road/Route 9A.



### 1.3 Coastal Assessment

Portions of the proposed rezoning areas are located in or contiguous to coastal resources identified in the Village of Croton-on-Hudson LWRP. These include:

- Significant fish or wildlife habitats in Croton Bay and Haverstraw Bay,
- The locally significant Croton Point scenic resource and the Hudson Highlands Scenic Area of Statewide Significance (SASS), and
- Natural erosion protection features at Croton Point.

In addition, portions of the rezoning areas lie within 100-year floodplains; contain wetlands, streams and other surface water features; and have areas of steep slopes (15% or greater). It is because of the presence of these environmentally sensitive features that the areas are proposed to be rezoned to PRE and RA-60, to provide greater future protection of these resources. In fact, the LWRP specifically suggests in Policy 1 that Croton Point Park, Brinton Brook Sanctuary and the Audubon property on the Hudson River (presumably the Graff Sanctuary) are candidates for rezoning to PRE. The intent of the proposed rezoning is to maintain protection of current parks and open spaces, and to protect environmentally constrained areas of residentially zoned properties in the event of future development or redevelopment.

The proposed rezoning is not anticipated to have any adverse impact on any identified coastal resource in Croton-on-Hudson; any impact resulting from the rezoning is expected to be beneficial in nature. The proposed action is consistent with the applicable LWRP policies for the Village.