



Planning Board

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

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TO: Mayor Leo Wiegman and the Village Board of Trustees

FROM: Robert Luntz, Chairman of the Planning Board

RE: Village Board Referral—Local Law Introductory No. 3 of 2014—Croton on Hudson
PRE and RA-60 Rezoning—Lead agency declaration and request for comments

DATE: August 11, 2014

The Planning Board, at its regularly scheduled meeting on July 11, 2014, reviewed and discussed the Draft Law of Local Law Introductory No. 3 of 2014 on PRE and RA-60 Rezoning, and Parts 1 and 2 of the Environmental Assessment Form. Mr. Frank Fish, of BFJ (Buckhurst Fish & Jacquemart, Inc), was present to provide an overview of the proposed law and answer any questions.

The Planning Board agreed that Brinton Brook, Graff Sanctuary, and the Arboretum were not affected by the rezoning since these areas are currently used as passive recreation spaces and the rezoning to PRE-1 is consistent with this use.

The Planning Board also agreed that Croton Point Park would not be affected by rezoning to a PRE-3 since this PRE-3 designation is consistent with the educational, recreational and passive uses of the county park.

The Planning Board also agreed that there was little impact of the rezoning on the Hudson National Golf Club and if the golf club were to go out of business, changing the zoning to RA-60 would protect the overall environment and character of this portion of the village, and minimize potential development impacts. It was noted that Westchester County sent a letter regarding the rezoning and had no objections.

With respect to the private properties affected by the proposed rezoning, the Planning Board recommended the law should include the following conditions: 1) that, if preliminary subdivision approval had been granted, approval of the subdivision should be “grandfathered” in, and 2) that, small non-conforming lots should also be “grandfathered” regarding setback variances.