

Robert P. Astorino  
County Executive

County Planning Board

July 16, 2014

Pauline DiSanto, Village Clerk  
Village of Croton-on-Hudson  
One Van Wyck Street  
Croton-on-Hudson, New York 10520-2501

Subject: **Referral File No. CRO 14-001 – PRE and RA-60 Rezoning  
Proposed Zoning Map and Text Amendments**

Dear Ms. DiSanto:

The Westchester County Planning Board has received a Designation of Lead Agency notification and a proposed local law that would rezone several areas within the village.

The first part of the package of amendments considers rezoning several areas of open space character that are currently zoned RA-40 to one of two existing Parks, Recreation and Education (PRE) zoning districts. Specifically, Croton Point County Park (372 acres) would be rezoned to PRE-3 and Brinton Brook Sanctuary (80 acres), Graff Sanctuary (28 acres) and Jane Lytle Memorial Arboretum (1.9 acres) acres would be rezoned to PRE-1.

The second part of the package of amendments would create a new RA-60 zoning district that would permit a single-family residence on a minimum lot size of 60,000 square feet (1.37 acres). Lot width, depth, rear yard and building coverage requirements will be slightly increased in this new RA-60 district when compared with the existing RA-40 district.

The proposed local law would rezone 425 acres throughout the village to the new RA-60 district of which the largest single property is the 329-acre Hudson National Golf Club. The other 96 acres are located along Albany Post Road. These areas are currently zoned RA-40. The submitted material states that if rezoned to RA-60, the theoretical development potential of the golf club will be reduced from 150 houses to 90 houses. Along Albany Post Road, the theoretical development potential will be reduced from 21 new houses to 14 houses. The materials state that the change of zoning will not make any existing lots non-conforming. (Four lots are now non-conforming under RA-40 zoning).

The County Planning Board has reviewed the proposed zoning amendments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code.

The proposed amendments are generally consistent with the policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns*

*for Westchester: The Land and the People*, adopted December 5, 1995. The first set of amendments will reinforce the preservation of open space in areas that are already protected open space. The second set will provide appropriate regulations to preserve well-established community character if changes to current land use are proposed in the future.

Thank you for the opportunity to comment on this matter.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

FOR:  
By: 

Edward Buroughs, AICP  
Commissioner

EEB/LH