



Environmental, Planning, and Engineering Consultants

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August 30, 2021

Mr. Bryan Healy
Village Manager
Village of Croton on Hudson
1 Van Wyck Street
Croton on Hudson, NY 10520
Email: bhealy@crotononhudson-ny.gov

Re: TOD Analyses for Parcels

Dear Mr. Healy:

Per our conversation, we understand the Village is seeking a sensitivity analysis and visual impact assessment for a potential transit-oriented development (TOD) buildout of four Tax Parcels (see **Figure 1** and **Table 1**). We understand the likely zoning approach would be to keep the underlying LI zoning for the parcels and draft a zone text amendment for a TOD-type overlay.



Figure 1- Potential TOD Parcels

SCOPE OF WORK

Build-Out Sensitivity Analysis

AKRF would calculate site density for the four parcels (individually and collectively) adjusting the following variables: floor area ratio (FAR), height, and required parking/unit¹. The analysis would inform the bulk and area requirements that would be incorporated into the proposed zoning overlay.

Visual Impact Assessment

Once the Village has selected the preferred design parameters, AKRF would assess the visual impact of 3, 4 and 5 story buildings on the four subject parcels. AKRF would take field photographs (under both leaf-on and leaf-off conditions²) and develop an existing conditions 3D model of the Project Study Area topography, structures, and background. AKRF would prepare massing diagrams of the proposed buildings, from publicly accessible viewpoints selected in

¹ Studios, and 1 and 2BR units assumed.

² This proposal assumes that the Village would require an assessment of visual impacts from select vantage points under both leaf-on and leaf-off conditions, with the understanding that the fieldwork for the necessary photographs is seasonally dependent. Site photography to account for leaf-off conditions would occur in late-fall.

consultation with the Village. Where the proposed buildings would be obscured from view by topography, vegetation or intervening structures, the “visibility” would be presented graphically as a dotted line.

Figure 2 and Attachment A, present six preliminary publicly accessible viewpoints from which the proposed TOD development(s) might be visible. We defer to the Village to adjust these viewpoints or select additional viewpoints that may better inform the analysis.

Table 1 Potential TOD Parcels		
Map Key	Tax Parcel #	Address
48	79.17-1-4	1 Croton Point Avenue
49	79.17-1-6	2 & 4 Croton Point Avenue
50	79.17-1-5	Croton Point Avenue
51	79.17-1-3	Croton Point Avenue



Figure 2- Preliminary Viewpoints for Photosimulations

Deliverables and SEQRA

As you know, our current contract with the Village includes a stand-alone build out analysis and parking demand calculation for just one parcel (79.17-1-5) if it were to be developed with multi-family residential uses as part of the proposed South Riverside Gateway District (SRGD) expansion. The contracted analysis

did not include traffic generation, potential school age children or any other site-specific impacts that could be expected if the parcel were rezoned.

If, based on the analysis, the Village determines that it would like to create a TOD overlay for the four parcels, the rezoning could be accomplished concurrently with the expansion of the SRGD. To satisfy SEQRA requirements, AKRF would prepare analyses for potential project generated school aged children, trip generation and parking³. It is anticipated that land development projects proposed under the new zoning (if adopted) would be required to assess demand on utility infrastructure.

FEE

AKRF estimates the proposed Scope of Work could be completed for a lump sum fee of \$18,800 not including direct expenses, which would be billed at cost. Invoices would be prepared monthly on a percent complete basis.

Table 2 –Fee Schedule		
Task	Description	Fee Estimate
1	TOD Sensitivity Analysis	\$2,000
2	Photo-simulations	
	Establish Existing Conditions 3D Model (1)	\$4,000
	With-Action Photo-Simulation Images (1) (\$525/per x 6)	\$6,300
3	Deliverables and SEQRA	\$5,500
4	Meetings and Coordination	\$1,000
	TOTAL	\$18,800
Notes: Out of pocket expenses (mileage, parking, printing, mailing) will be billed at cost.		
(1) Includes both leaf-on and leaf-off site photography from six locations.		

As always, thank you for reaching out to AKRF for assistance. We look forward to hearing from you.

Sincerely,
AKRF, Inc.



Nina Peek, AICP
Vice President, Hudson Valley Office Director



Aaron Werner, AICP
Project Manager

³ Please refer to AKRF's signed contract for services for assumptions related to trip generation approach: Scenario A and B and the fee for each.

Attachment A - Potential Photo-Simulation Locations



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