



***Planning Board***

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

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*Secretary*  
**KAREN STAPLEOTN**

**TO: Mayor Pugh and the Village Board of Trustees**  
**FROM: Chairman Luntz, Planning Board**  
**DATE: December 3, 2021**  
**RE: Request for Zoning Text Change to the North End Gateway Overlay Zoning District by Matra Group LLC 1380 Albany Post Road - Referral from Village Board for a recommendation by the Planning Board**

At its regularly scheduled meeting on November 9<sup>th</sup>, 2021, the Village of Croton-on-Hudson Planning Board received a Referral from the Village Board for review and recommendation on a text amendment to the portion of the North End Gateway Overlay District overlaying the O-1, Limited Office district and response to Village Board of Trustees intent to be Lead Agency for SEQRA purposes.

The Planning Board voted unanimously in support of the Village Board of Trustees' intent to be Lead Agency for SEQRA purposes.

The Planning Board reviewed the proposed zoning text amendment as required by section 230-180A of the Village Zoning Code. An amendment to the zoning map is not proposed. The proposed zoning changes will include housing as a permitted use as well as retail and other commercial uses.

*230-108A(1)(a) - Whether such change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.*

The underlying zoning is Limited Office O-1 and the current allowable uses are: single and two-family houses and any other use permitted in the RB district, business and professional offices, and research, design and development laboratories, and day-care centers by special permit.

The current additional special permit uses allowed in the North End Gateway Overlay District Zoning area by special permit are: farmers markets and green markets or garden centers.

Section 230-20.1 of the Zoning Code notes that the 2003 Comprehensive Plan identified three gateway areas in the Village, which currently share the following characteristics:

1. Vehicular entry points in Croton-on-Hudson from Route 9/9A.
2. Commercial or office uses principally accessed by automobile traffic.
3. Possibilities for development and redevelopment.

The Planning Board noted that zoning text changes to the Harmon/South Riverside and Municipal Place Gateway Overlay Districts were made fairly recently and that those changes provided for three stories with a maximum height of 35 feet and additional housing in mixed-use and multi-family buildings. The proposed text change to the North End Gateway Overlay District is very similar to the change that was made to the Harmon/South Riverside Gateway Overlay District and would allow a full third story (currently maximum number of stories is two and a half) and provide for additional housing and a more diversified mix of commercial uses. The Planning Board also recommended that in addition to mixed-use buildings that the zoning text amendments also allow all residential buildings.

The Board discussed the proposed bulk requirements and felt that they should just apply to the portion of the North End Gateway Overlay District with the underlying O-1, Limited Office District. The Board felt that an FAR of 0.8 would be acceptable and that the off-street parking requirements could be modified to only require two off-street parking spaces for a three-bedroom apartment.

The Board discussed the limitation of the third story (in 5(b)[2]) to within the roofline be eliminated. This change would provide for a better layout and ceiling heights in any housing units on the third floor.

The Board discussed section 5(c) which requires at least one Affordable Affirmatively Furthering Fair Housing (AFFH) unit in any mixed-use building (or multi-family building if included in the amendment) instead of the existing requirement that 10% of the housing units be AFFH units which requires a minimum of ten housing units be built before a AFFH unit is required. One board member felt that a separate more stringent requirement for AFFH units for the North End Gateway District should NOT be required and the remaining four board members were of the opinion that one AFFH should be required when the proposed dwelling unit count is also between 5 and 9 units.

*230-108A(1)(b) - Which areas and establishments in the Village will be directly affected by such change and in what way they will be affected.*

The area directly affected will be limited to the North End Gateway District which includes 8 parcels<sup>1</sup> and a total of about 7.6 acres in the underlying O-1, Limited Office District area. It is noted that one parcel of about 1.6 acres is in the underlying C-1, Central Commercial District which is not proposed to be covered by the proposed changes. The current uses in the O-1 portion of the North End Gateway District include: two single-family houses, garden center (on two lots), two office buildings and two vacant lots. If the text amendment was adopted the existing parcels could be built out in accordance the adopted changes which would include specific bulk and area requirements for the North End Gateway District overlaying the O-1 district.

<sup>1</sup>(Tax Map Lots numbered 67.10-2-11, 67.10-2-12, 67.10-2-13, 67.10-2-14, 67.10-2-15, 67.10-2- 16, 67.10-2-17, 67.10-2-1)

*230-108A(1)(c) - The indirect implications of such change in its effect on other regulations.*

The Planning Board felt that there would be no indirect implications of such change in its effect on other regulations.

*230-108A(1)(d) - Whether such proposed amendment is consistent with the aims of the Comprehensive Plan of the Village.*

The Planning Board discussed that the proposed text amendment would result in the improvement of the North End Gateway District with the likely addition of additional housing and retail and other commercial uses. The redevelopment would improve the area with new buildings and the demolition of older existing buildings. New site designs will add new landscaping and other site features which would strengthen the image of the North End Gateway District.

The Planning Board reviewed the EAF and has the following comments:

The acreage numbers in section D.1(b) should be updated.

In section D.2(l) it should be noted that any residential use would be 24 hours per day.

The Planning Board recommends the adoption of the proposed text changes to North End Gateway District overlaying the O-1 district which consideration given to the specific recommendations noted above.

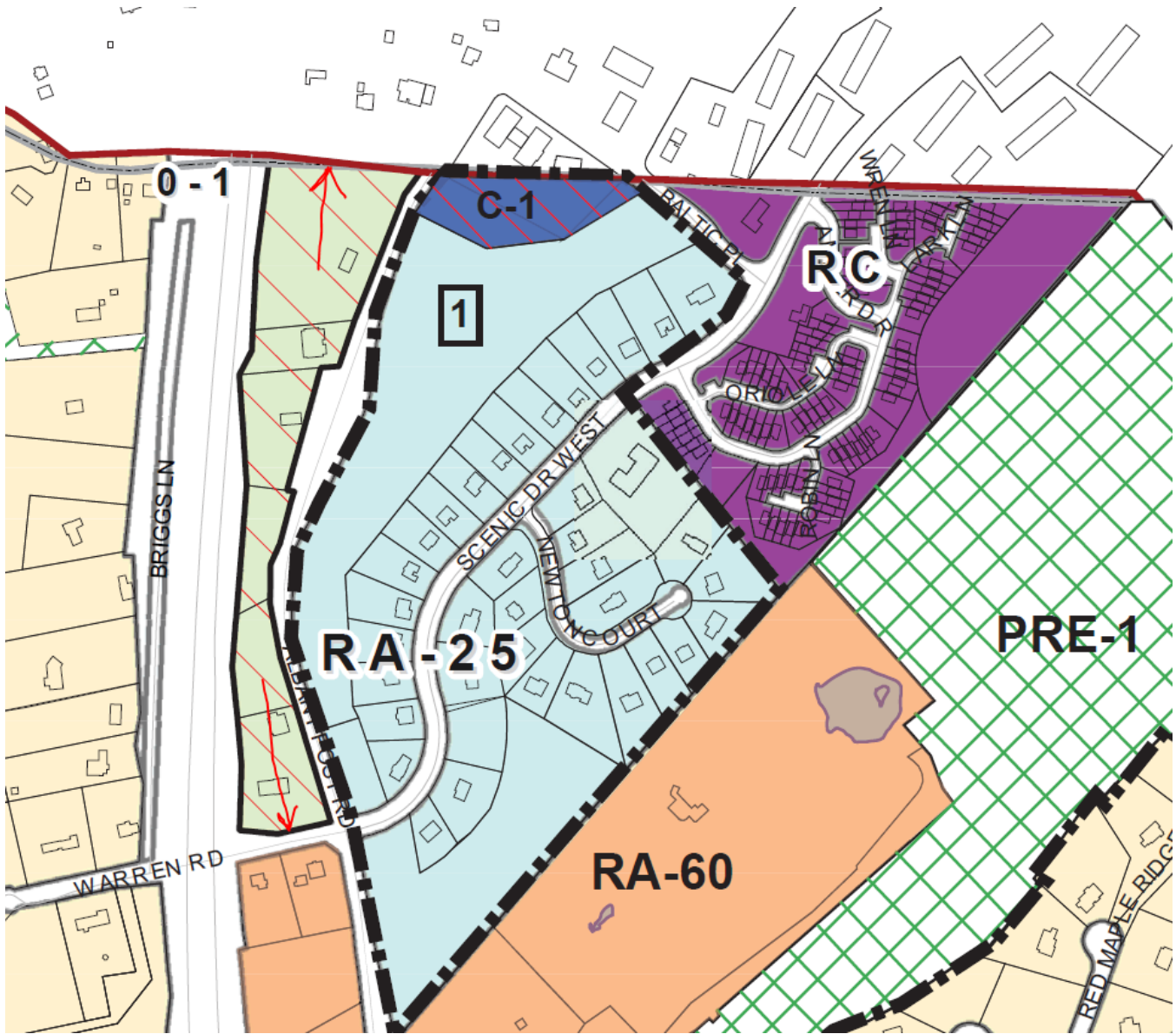


Figure 1: North End Gateway District overlaying the O-1 district (light green shaded area).