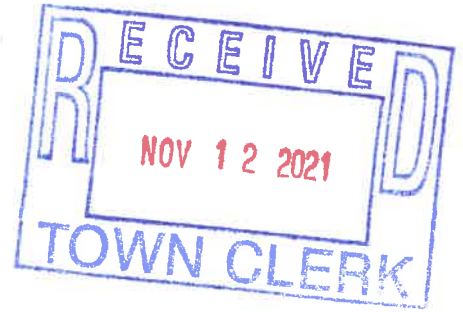


**SEQR
Lead Agency Designation**



MEMO TO: **ALL INVOLVED AGENCIES**

FROM: Village of Croton-on-Hudson

PROJECT TITLE: Zoning petition for a mixed-use occupancy building located at
 1380 Albany Post Road, Croton-on-Hudson, NY 10520, in the
 North Gateway District

MAILING DATE: November 5, 2021

This notification is for the purpose of designating a lead agency according to the requirements of Article 8 of New York State Environmental Conservation Law for the following proposed action:

Zoning Petition Application 1380 Albany Post Road
For mixed-use occupancy building

If no written objections are received within 30 days of the above date of this notice, the Village of Croton-on-Hudson Board of Trustees will assume the role of Lead Agency.

Contact Person:

**Paula DiSanto, Village Clerk
One Van Wyck Street
Croton-on-Hudson, New York 10520**

Involved Agencies:

- **Westchester County Department of Planning, Attn: Lukas Herbert**
Michaelian Office Building, 148 Martine Avenue, White Plains, NY 10601
- **Westchester County Health Department, Attn: Delroy Taylor**
25 Moore Avenue, Mt Kisco, NY 10549
- **New York State Department of Transportation, Attn: Michael Schaefer**
4 Burnett Blvd, Poughkeepsie, NY, 12603
- **Village of Croton on Hudson Planning Board**
1 Van Wyck Street, Croton on Hudson, NY 10520
- **Town of Cortlandt, Attn: Laroue Rose Shatzkin, Town Clerk**
1 Heady Street, Cortlandt Manor, NY 10567

On motion of HOROWITZ, seconded by SIMON, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, with a 5-0 vote.

Resolution #181-2021

WHEREAS, the Village Board of Trustees has received a zoning petition from Zarin and Steinmetz Law Firm representing the Matra Corporation, LLC, owners, for a mixed-use occupancy building located at 1380 Albany Post Road in the North Gateway District; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form and a Coastal Assessment Form,

NOW, THEREFORE BE IT RESOLVED: that the Village Board hereby determines that the proposed action is an unlisted action under SEQRA; and

AND BE IT FURTHER RESOLVED: that the Village Board hereby declares its intent to be the Lead Agency for SEQRA purposes in connection with the proposed action and authorizes the circulation of its intent to all involved and interested agencies;

AND BE IT FURTHER RESOLVED: that the Village Board hereby refers the special permit application and associated documents to the Village Planning Board and the Westchester County Planning Department, in accordance with Village and County law;

AND BE IT FURTHER RESOLVED: that the Village Board hereby directs the Village Clerk to notify the Westchester County Health Department, New York State Department of Transportation, and the Town of Cortlandt of this application in accordance with law;

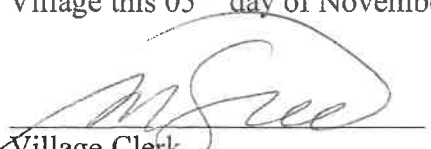
AND BE IT FURTHER RESOLVED: that the Village Board hereby directs the applicant to establish an initial escrow fund of \$10,000 for the purpose of review of this application by the various Boards.

Dated: November 3, 2021

State of New York)
 ss:
County of Westchester)

I, Pauline DiSanto, Clerk of the Village of Croton-on-Hudson, in the County of Westchester, State of New York, do hereby certify that the annexed resolution is a copy of an original on file in my office and has been duly adopted at a regular meeting of the Board of Trustees of said Village held on November 3rd, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the said Village this 05th day of November 2021.


Village Clerk

(Seal)

September 14, 2021

Via Hand Delivery and Email

Brian Pugh, Mayor
Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520



Re: 1380 Albany Post Road, Croton-on-Hudson, New York
Zoning Petition

Honorable Mayor and Members of the Board of Trustees:

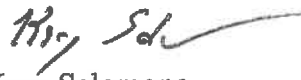
This firm represents the Matra Group, LLC ("Petitioner" or "Matra"), owner of two contiguous parcels totaling approximately 1.6 acres located at 1380 Albany Post Road (the "Subject Property"). The Petitioner is proposing to develop the Subject Property with a mixed-use building. As described in more detail in the attached Petition, the proposed development will consist of an approximately 33,400 s.f. building containing a mix of retail and office space on the first floor and one- and two-bedroom apartments on the second and third floors.

Currently, the Subject Property is located in the Limited Office ("O-1") zoning district and is located in the North End Gateway District ("NEGD"), along with six (6) other parcels. In order to accommodate the proposed mixed-use building, the attached Petition requests certain amendments to the Village of Croton-on-Hudson zoning code, which would: (i) establish mixed-use buildings as a special permit use in the NEGD; (ii) permit retail stores and banks, personal service establishments, business and professional offices, showrooms, and residential to be included in a mixed-use building; and (iii) establishes bulk and area regulations for the NEGD.

It is respectfully requested that this matter be placed on the Village Board of Trustee's September 20, 2021 agenda for an initial presentation and that the Board of Trustees: (i) declare its intent to act as lead agency for the environmental review of this project under the State Environmental Quality Review Act; (ii) authorize circulation of the Notice of Intent to act as lead agency to all involved and interested agencies; and (iii) refer the Petition to the Planning Board for a report and recommendation.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kory Salomone", with a long horizontal flourish extending to the right.

Kory Salomone