



The Croton-on-Hudson Village Newsletter

June 2005

Number 73

June Calendar

- 5 Summerfest
- 6 & 20 Village Board Mtg.
- 7 & 28 Planning Bd. Mtg.
- 1 Cons. Advisory Council
- 8 Zoning Board
- 15 Water Control Comm.
- 15 Visual Environ. Bd.
- 30 Taxes Due

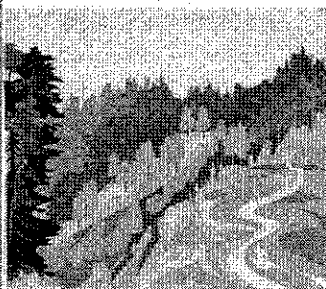
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Understanding The Steep Slopes Law

Croton's hilly terrain is one of its attractive aspects. Hillsides abound throughout the village, most of them are built on but some are not. Building on sloping land is a challenge and, if not done correctly, can cause significant adverse effects on neighboring properties as well as larger areas. As Croton has become more built out, the residential lots remaining have tended to be those with steep hillsides—the most difficult to build on. Today, there are few remaining undeveloped lots that do not have slopes as a factor in their terrain.

In 1989, the Village passed a law to regulate building on steep slopes to deal with the particular problems associated with their development and to protect the



site and neighboring areas as a result of water runoff, disruption of plant and tree growth or soil movement, both during and after construction.

The code definition of a 'Steep Slope' is an area with an average slope of greater than 15% as measured by specific criteria in the law. The Steep Slopes law does not prohibit building on steep slopes but rather regulates the overall amount of disturbance that can occur. Disturbance associated with a house also include driveways and utility lines. Here is a simplified explanation of how the Steep Slopes law is applied to residential lots.

Zoning districts define the minimum lot sizes for conforming lots. As an example,

an RA-9 lot must be at least 9375 square feet; not all of this can be built on. Front, side and rear yard setbacks reduce the buildable area as well as other bulk requirements. When there are steep slopes on the lot, further reductions on the area that can be developed are imposed as follows: a) for the portion of a lot that is > 15% and < 20% steep slopes, no more than 25% of that area can be developed or disturbed; and b) for any portion that exceeds 20% steep slopes, only 10% of that area can be disturbed.

In most cases, after applying a and b above, the remaining developable square footage is enough to allow for a reasonable house to be built. Using the RA-9 lot example, if 2000 square feet of steep slopes are >15% and < 20% and 1000 square feet are > 20%, then 2400 $((0.75 \times 2000) + (0.9 \times 1000))$ square feet must be undisturbed and subtracted from the 9375 lot size, leaving 6975 square feet. After accounting for setbacks, a maximum of 1820 square feet could be disturbed for building a house. Note that this does not specify where the house must be sited but rather the maximum amount of disturbance allowed. If the maximum disturbance is not exceeded the project is reviewed and approved by the Planning Board as a Minor Site Plan application.

However, in another RA-9 example, if 4000 square feet of the lot has steep slopes >20%, the 9375 square foot lot would be reduced by 3600 (0.9×4000) square feet as well as by the setbacks, leaving only a 620 square foot area that could be disturbed. This is insufficient for a house as the minimum first floor area in RA-9 is 880 square feet. In this case, the lot owner is entitled to apply

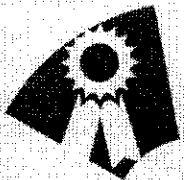
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Steep Slopes cont'd.

for a Steep Slopes Hardship permit from the Village Board to except them from the steep slope disturbance area reductions. The owner's 'hardship' is that after applying the steep slopes criteria, the remaining area that can be disturbed is not enough to build a house. In this case, application is made to the Village Board whom then refers the application for the Steep Slopes Hardship Permit to the Planning Board for a recommendation. After receiving the recommendation from the Planning Board, the Village Board holds a public hearing and makes a decision. If the decision is favorable, the lot owner may proceed with the next steps in building a single family residence.

These are just two examples of how the Steep Slope law is applied to lot development; every lot must be evaluated individually for specific environmental and other features.

The Steep Slopes law specifies the information that must be included with the application. In addition, there are seven criteria that an applicant for a Steep Slope Hardship permit must meet in order to get a positive recommendation from the Planning Board. The details of the Steep Slope Law are available in Chapter 195 of the Village code which is available online at the village website.



WMPF Awards

Croton is the recipient of two awards from the Westchester Municipal Planning Federation (WMPF) this year.

Planning Board member and Waterfront Advisory Committee Chair Frances Allen has been recognized as a Distinguished Citizen Planner. The award recognizes Fran's years of service on these boards and her particular work on environmental issues of concern to the Village.

A WMPF Planning Achievement award to the Village of Croton recognizes the planning, creative funding, and multiple partnerships involved in the completion of the new waterfront road now named Elliott Way. Other recipients of the Planning Achievement award are the City of White Plains for the City Center revitalization, the New Rochelle Transit Center, and the Yorktown/Cortlandt/Somers 'Croton to Highlands Biodiversity Plan'.

The awards will be officially presented at the annual WMPF awards dinner on June 2 at Whitby Castle in Rye.

Time to get your Photo-ID

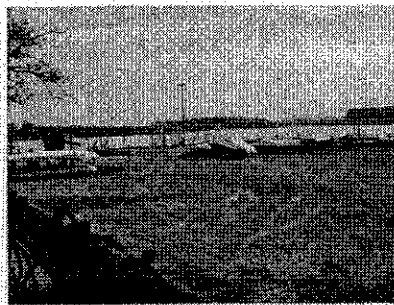
Photo IDs can be obtained at the Municipal Building Recreation Office by residents and school district residents. Proof of residency must be a photo id with address listed such as a driver's license, and tax bill or recent utility bill. An old Photo ID cannot be used as proof.

The June schedule is as follows:

All Tuesdays & Thursdays	12:30pm-3:30pm
Thursday, June 2	4:00pm-8:00pm
Wednesday, June 8	6:00pm-9:00pm
Saturdays, June 18 & 25	9:00am-12noon

Senasqua Boat Basin Improvements

Following recent drainage improvements made at the



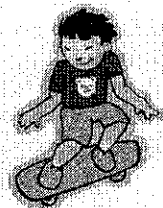
Senasqua boat basin to eliminate a ponding problem, the area has been reconfigured to allow for boat trailer parking inside the gates to the area. As shown in the picture above, boat-

ers will be able to launch their boat and then park their trailers along the fence on the east of the boat basin.

Free Weeks at the Skatepark!

To encourage more Skatepark usage, the Village Board has decided to suspend daily fees at the park for 2 weeks starting Sat., June 25th through Fri. July 8, 2005.

Fees will be suspended for Croton residents and school district residents who show a valid Recreation & Parks Photo ID. Anyone without such an ID must still pay the \$10 daily rate.



Additionally, summer Skatepark hours have been changed to the following hours:

June 25 to Sept. 5 Mon. to Fri.	3:00pm to 8:00pm
Weekends & Holidays	11:00am to 8:00pm

Spotlight on Michael Nolte

Sergeant Michael Nolte is in his 20th year on the Croton police force. He started here as a patrolman, moved to the detective division for a number of years and currently is a Patrol Supervisor for the force. Previously, Mike spent several years with the Westchester County Sheriff's department in the Correction Division.

As a Patrol Supervisor, Mike provides oversight and management for all of the police activities that occur or are ongoing during his shifts. In addition, Mike has some special duties and responsibilities. He is Croton's Emergency Management Officer, coordinating the emergency plans and special equipment in Croton. This also entails being liaison to the county

Emergency Management Dept. All emergencies, such as hurricanes, tornados, terrorism, large-scale accidents or events at Indian Point are managed by this group. Since Croton is within a 10-mile radius of Indian Point, Mike has special training in radiation exposure and evacuations. Training in the use and maintenance of Croton's radiation measuring equipment is part of his responsibility. He is also a member of the Homeland Security task force coordinated by the Town of Cortlandt.

Additionally, Mike is an original member, and now the leader, of Croton's Emergency Response team. With three other Croton officers, he is also on Croton's Dive team. Very few

departments in the county are trained in public safety diving so the team is often called to help other towns. In the past year, Mike was certified as an Underwater Evidence Recovery Technician along with two other members of the team.

Mike grew up in Cortlandt and is a graduate of Hendrick Hudson High School. With his wife, Colleen, he now lives in Dutchess County along with their two children, Michael, 14, and Jennifer, 12. In his spare time he enjoys spending time with them in activities such as water sports, camping, bicycling and motorcycling.

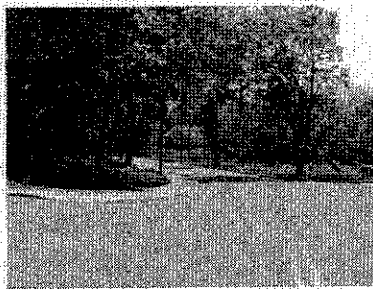


"There is always something going on here. Everybody here does an awful lot; it keeps us busy and young.."

Michael Nolte

New sidewalks on Cleveland and to HMB

Walkers in the Village will appreciate the two recent sidewalk improvements. Pictured below is a section of new sidewalk along Cleveland Dr. from Five Corners to Hughes St. Between 900 and 1000 feet of asphalt sidewalk and curb has been replaced with concrete. This stretch of sidewalk is heavily used by children attending C.E.T. elementary school.



A new section of sidewalk has also been installed from the end of Municipal Place to the existing sidewalk in front of the Finkelstein warehouse. This section completes the sidewalk to the Half Moon Bay Condominiums and the waterfront road from the Municipal Place area. New stop signs have been installed on this road as well as at both the Municipal Place and Elliott Way intersections. The next step in this improvement will be the repaving of Half Moon Bay Dr.

Harmon Water Contract Awarded

The contract for replacing old water mains in the Harmon area was awarded by the Village Board to Bilotta Construction Corp. for \$1,225,364.20. The new system will provide a new water distribution system for the Harmon area, improve flow, reduce maintenance costs and eliminate brown water in the area. Work will begin in June and last for 6 to 8 months. Work progress reports and outages will be posted on Croton's website. If you wish to be on an email notification list, please send your email address to smills@crotononhudson-ny.gov.

Summerfest

Come and celebrate the summer season on Sunday, June 5th. The Upper Village will be filled with street vendors, delicious foods and wonderful entertainment. A Summerfest parade at 1 pm will kick off a day of non-stop fun and music until 6 pm.

We're on
the Web. Visit us at:
<http://www.crotononhudson-ny.gov>

June 2005



**Published for the Residents of
the Village of Croton-on-
Hudson**

Gregory J. Schmidt, Mayor

Thomas P. Brennan, Trustee

Charles A. Kane, Trustee

James M. Steinberg, Trustee

Leo A. W. Wiegman, Trustee

Richard F. Herbek, Village Manager

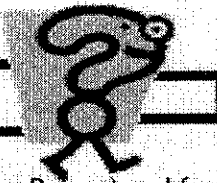
Stanley H. Kellerhouse Municipal Building

One Van Wyck Street

(914) 271-4781-2

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Got a Question?



I understand I have until June 30th to pay my village tax bill even though my bill says they are due on June 1. Is this so?

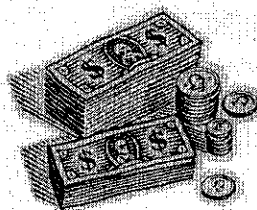
Yes, it is correct. June 1 is the first day of the Village's fiscal year but 30 days are allowed for payment before a 5% penalty is applied. Tax payments should be made payable to the Village of Croton-on-Hudson and mailed to the following address:

Village of Croton-on-Hudson

P.O. Box 21051

New York, NY 10286-2051

Be advised, however, that when mailing taxes near the end of the month in which they are due, make certain that you witness a "Timely Official United States Postmark" being affixed to the envelope. The



US Postal Service, Airborne Express, UPS, Fed Ex or DHL World Wide Express are acceptable forms of timely postmarks.

Postage meters (i.e. Pitney Bowes) and foreign

postmarks are not accepted. If an envelope is received containing a tax payment and has no acceptable postmark, payment of such taxes is deemed to have been made on the date the payment is received.

If you prefer to pay in person your Village taxes may also be paid in the Village Office on the 2nd floor of the Municipal Building during office hours from 8:30am to 4pm Monday through Friday. Additionally, during the tax-paying month of June, the office will be open on Saturdays, June 5, 12, 19 and 26, from 9am to noon for receiving tax payments. The phone number is 914-271-4781 if you have questions.

New York State Law provides that a municipality cannot waive penalties on real estate taxes received after the due date for any reason.