

On motion of TRUSTEE HABIB, seconded by TRUSTEE GALLELLI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with the following vote: 4-1, Trustee Horowitz Abstained.

RESOLUTION FOR ADOPTION OF LOCAL LAW INTRODUCTORY NO. 10
OF THE YEAR 2019 (revised) TO AMEND THE CODE OF THE VILLAGE OF
CROTON-ON-HUDSON, CHAPTER 230 ZONING TO MODIFY CERTAIN
PROVISIONS FOR THE NORTH RIVERSIDE AREA OF THE VILLAGE

Resolution #31-2020

WHEREAS, in 2018 the Village Board formed a working group to develop a land use plan and potential zoning amendments for the adjacent commercial areas of North Riverside neighborhood and the Municipal Place Gateway to examine ways to support appropriate residential development and commercial opportunities to promote long term stability; and

WHEREAS, the Village Board solicited proposals from planning firms to assist the working group in undertaking its work and on November 5, 2018 the Village Board retained BFJ Planning to provide such services, including attending working group meetings, conducting public workshops, and preparing a final report with the recommendations of the working group; and

WHEREAS, the final Municipal Place Gateway and North Riverside Neighborhood Zoning Study (the “Study”) was issued by BFJ Planning in October, 2019 after review by the Village Board, which study was proposed as an amendment to the 2017 Comprehensive Plan; and

WHEREAS, the Study recommended reinforcing the existing character of the area by the creation of two new zoning districts for the areas identified as the core commercial area along North Riverside Avenue between Farrington Road and Brook Street and the transitional areas along North Riverside Avenue north of High Street and south of Brook Street and further recommended rezoning of existing residential properties in commercial zones to RB residential zoning; and

WHEREAS, the amendments recommended that each of the new zones include retaining the existing maximum height of 35 feet but to allow three stories within the 35 feet, and to significantly reduce the maximum FAR in these zones from the existing 2.0 to 0.8, and in the transitional area a front yard setback of 15 feet was recommended; and

WHEREAS, the Village Board thereafter directed the preparation of Local Laws incorporating the recommendations of the Study, together with a full EAF Part 1 with Addendum and a Coastal Assessment Form, both for the Proposed Action, including adoption of the Municipal Place and North Riverside Neighborhood Zoning Study as an Amendment to the Comprehensive Plan, together with Local Law Introductory No. 9 of 2019 and Local Law Introductory No. 10 of 2019; and

WHEREAS, on October 21, 2019 the Village Board declared itself to be Lead Agency under SEQRA, and circulated the proposed Local Law, Full EAF, CAF and Study to various interested agencies including the Village Planning Board, the Westchester County Planning Board and the Village Waterfront Advisory Committee; and

WHEREAS, the Village Board held a public hearing on November 6, 2019 which was continued to November 18, 2019 and closed; and

WHEREAS, on November 1, 2019 the Village Board received a favorable letter from the Westchester County Planning Board and on November 20, 2019 received a memo from the Planning Board with comments; and

WHEREAS, the Village Board discussed comments received at the public hearing as well as comments received from the Planning Board at subsequent work sessions and requested that BFJ Planning provide further information and review regarding some of the comments and issues raised, including a review of viewshed studies of the impact of a 35 foot building, even though 35 feet is already permitted and not a change from current zoning; and

WHEREAS, the Village Board carefully considered the comments from the public and the Planning Board and the additional information provided by BFJ Planning and directed revisions be made to Local Law Introductory No. 10 of 2019 to incorporate the new zoning districts into other portions of the Code as highlighted by the Planning Board; and

WHEREAS, the Village Board held a public hearing on Local Law Introductory No. 10 of the Year 2019 (revised) on February 3, 2020; and

WHEREAS, after discussion at its February 18, 2020 meeting the Village Board has adopted a Negative Declaration in connection with the Proposed Action and determined the Proposed Action is consistent with the policies and conditions set forth in the Local Waterfront Revitalization Program; and

WHEREAS, the Village Board has adopted the Study as an amendment to the Village's Comprehensive Plan; and

WHEREAS, the Village Board has considered all comments received both verbally and in writing as part of the public hearing and throughout this process, together with all other documents and correspondence which are a part of the record on this matter,

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Village Board of the Village of Croton-on-Hudson hereby Adopts Local Law Introductory No. 10 of The Year 2019 (revised) to Amend the Code of the Village Of Croton-On-Hudson, Chapter 230 Zoning to Modify Certain Provisions for the North Riverside Area of the Village.

Dated: March 2, 2020