

On motion of TRUSTEE HOROWITZ, seconded by TRUSTEE HABIB, 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. 9  
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 MUNICIPAL PLACE GATEWAY OVERLAY ZONING  
DISTRICT

Resolution #30-2020

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 amendments to the existing C-2 and Municipal Place Gateway Overlay District zoning for 3 properties comprised of the Village owned “Katz” property at 41-51 Maple Street (“Katz Property”), the Croton Commons shopping center at 171-187 Maple Street (“Croton Commons”), and the Croton Auto Park property at 1 Municipal Place (“Croton Auto Park”) as three important properties in the area with frontage along Municipal Place; and

WHEREAS, the amendments recommended for all three properties include retaining the existing maximum height of 35 feet but to allow three stories, and also to eliminate the restrictions on building size and tenancy; and

WHEREAS, for the Katz Property the Study also recommended modifying the provision for mixed use buildings to eliminate the limit on ground floor retail and to allow for an all residential building or townhomes, all with a maximum FAR of 0.8, provided park space is provided at the corner of Municipal Place and Maple Street, a 50' vegetated buffer is provided to residential properties on Wells Avenue, and certain design guidelines are adhered to; 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; 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. 9 of 2019 to require the vegetated buffer for the Katz Property to extend to the area adjacent to the residential properties on Beekman Avenue and to reduce the maximum FAR for residential and mixed occupancy buildings on the Katz Property to 0.5 and to modify the language relating to the public park area to recognize the potential for other public benefits, as well as incorporating the changes 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. 9 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. 9 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 Municipal Place Gateway Overlay Zoning District.

Date: March 2, 2020