



Environmental, Planning, and Engineering Consultants

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May 26, 2021

Janine King
Village Manager
Village of Croton on Hudson
1 Van Wyck Street
Croton on Hudson, NY 10520
Email: jking@crotononhudson-ny.gov

Re: Maximum Build Potential for Village Owned Tax Parcel 79.17-1-5

Dear Ms. King:

Per our conversation, I understand the Village is seeking to understand the build-out potential for Tax Parcel 79.17-1-5 (see Figure 1) if it were to be rezoned to a residential district. AKRF's previously submitted proposal (May 24, 2021) included an analysis of the build out potential for that parcel under the current underlying zoning (LI) if it were to be included in the Harmon/South Riverside Gateway Overlay.

We can prepare a stand alone build out analysis for Parcel 79.17-1-5 under the highest density residential zoning district (RC) using the bulk and area requirements therefor. We would provide a memo documenting

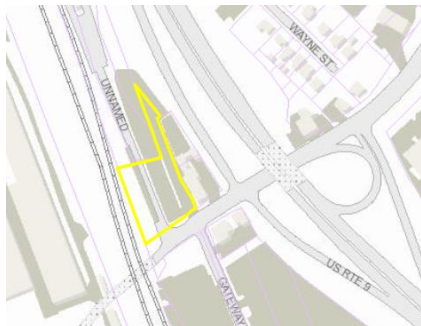


Figure 1 - Tax Parcel 79.17-1-5

our findings. The analyses would determine total unit count and required parking if the parcel were to be developed with multi-family residential uses under the RC district regulations. The analysis would not include utility demand, traffic generation, potential school age children or any other site-specific impacts that could be expected if the parcel were rezoned.

If, based on the analysis, the Village determines that it would like to rezone the parcel, the rezoning could be accomplished concurrently with the expansion of the H/SRGD, however AKRF would provide a scope/fee for the required environmental review to accommodate the site-specific analysis.

As always, thank you for reaching out to AKRF for assistance. I look forward to hearing from you.

Sincerely,
AKRF, Inc.

A handwritten signature in blue ink that reads 'Nina Peek'.

Nina Peek
Vice President, Hudson Valley Office Director