



**Municipal Place Gateway and North Riverside
Neighborhood Zoning Study**



Public Hearing
Village of Croton-on-Hudson Board of Trustees
November 6, 2019

Introductions

Working Group:

- Paul Doyle, Chair
- Ted Brumleve, Comprehensive Plan Committee member
- Ann Gallelli, Deputy Mayor
- Bruce Kauderer, Planning Board Member
- Janine King, Village Manager
- Dan O'Connor, Village Engineer



Board of Trustees

- Brian Pugh, Mayor
- Ann Gallelli, Deputy Mayor/Trustee
- Sherry Horowitz, Trustee
- Richard Olver, Trustee
- Andy Simmons, Trustee

BFJ Planning

- Frank Fish, FAICP

Timeline

| | 2019 | | | | | | | | | | | |
|--|--|--|---|---|---|---|---|---|--|--|---|-----|
| TASKS | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| 1 PROJECT COORDINATION/LAND USE STRATEGY | | | | | | | | | | | | |
| 1.1 Working Group Meetings and Project Coordination (ongoing) |  |  |  |  |  |  |  |  | | | | |
| 1.2 Study Initiation, Research, and Data Gathering |  | | | | | | | | | | | |
| 1.3 Preliminary Land Use Strategy | | | |  | | | | | | | | |
| 2 COMMUNITY INPUT | | | | | | | | | | | | |
| 2.1 Community Engagement Plan |  | | | | | | | | | | | |
| 2.2 Public Meetings | | |  3/21 | | |  6/18 | | | | | | |
| 2.3 Public Survey | | |  | | | | | | | | | |
| 3 LAND USE PLAN WITH ZONING CHANGES | | | | | | | | | | | | |
| 3.1 Draft Land Use Plan with Proposed Zoning Text | | | | | |  | | | | | | |
| 3.2 Revisions and Final Land Use Plan/Zoning Changes | | | | | | | |  | | | | |
| 4 APPROVAL PROCESS (SEQR AND ADOPTION) | | | | | | | | | | | | |
| 4.1 Presentation/Public Hearing with Village Board of Trustees | | | | | | | | |  9/9 |  10/21 |  11/6 | |

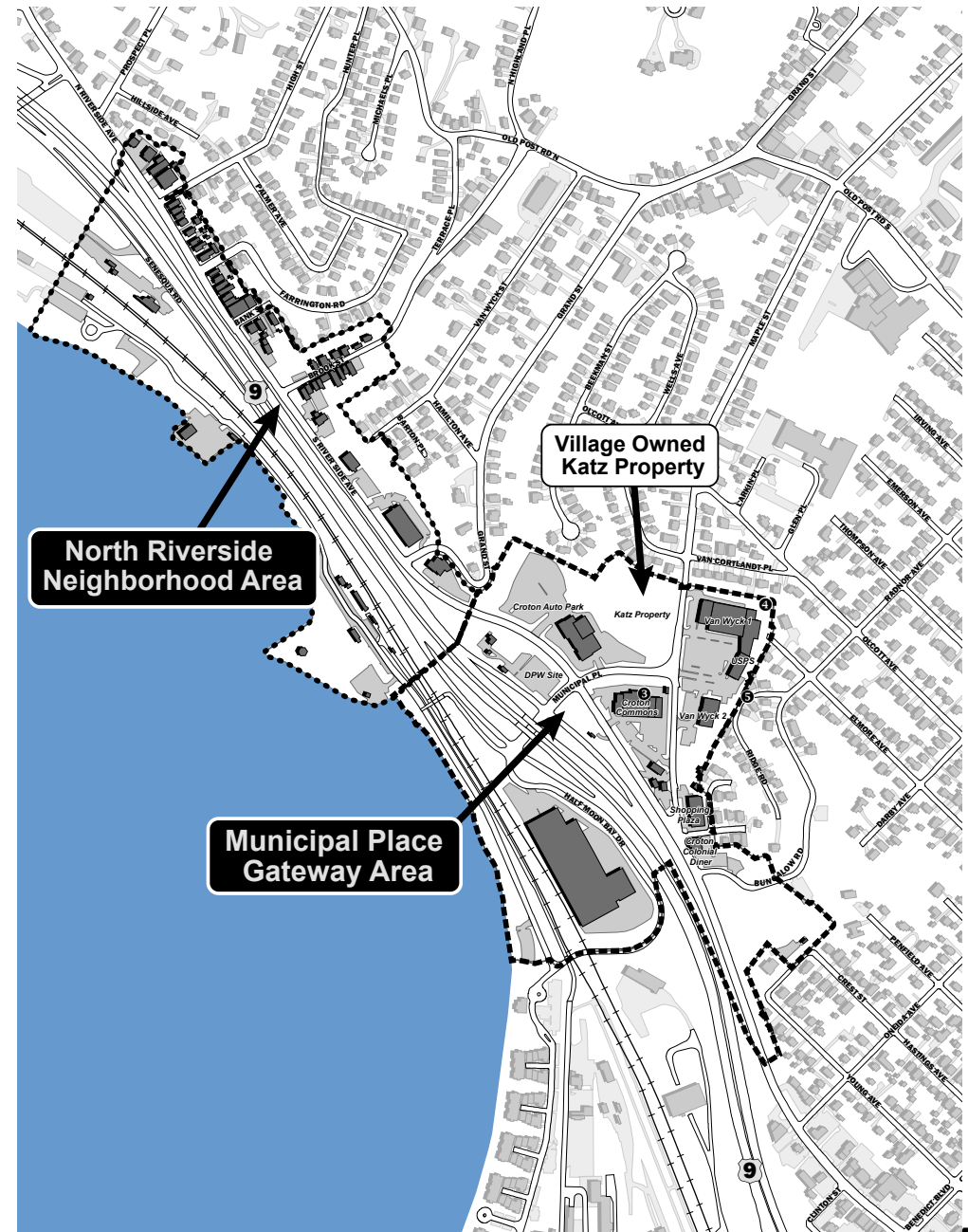
Introduction and Purpose of Study

Purpose:

- Implement existing Comprehensive Plan which called for specific case study of the Municipal Place Gateway and the North Riverside Avenue Areas.
- Update the zoning for both areas.

Products:

- Land Use Plan
- Zoning Changes



Study Areas Existing Zoning

Glossary of Terms

Height:

Stories and Feet

Coverage:

Percentage of site covered by buildings

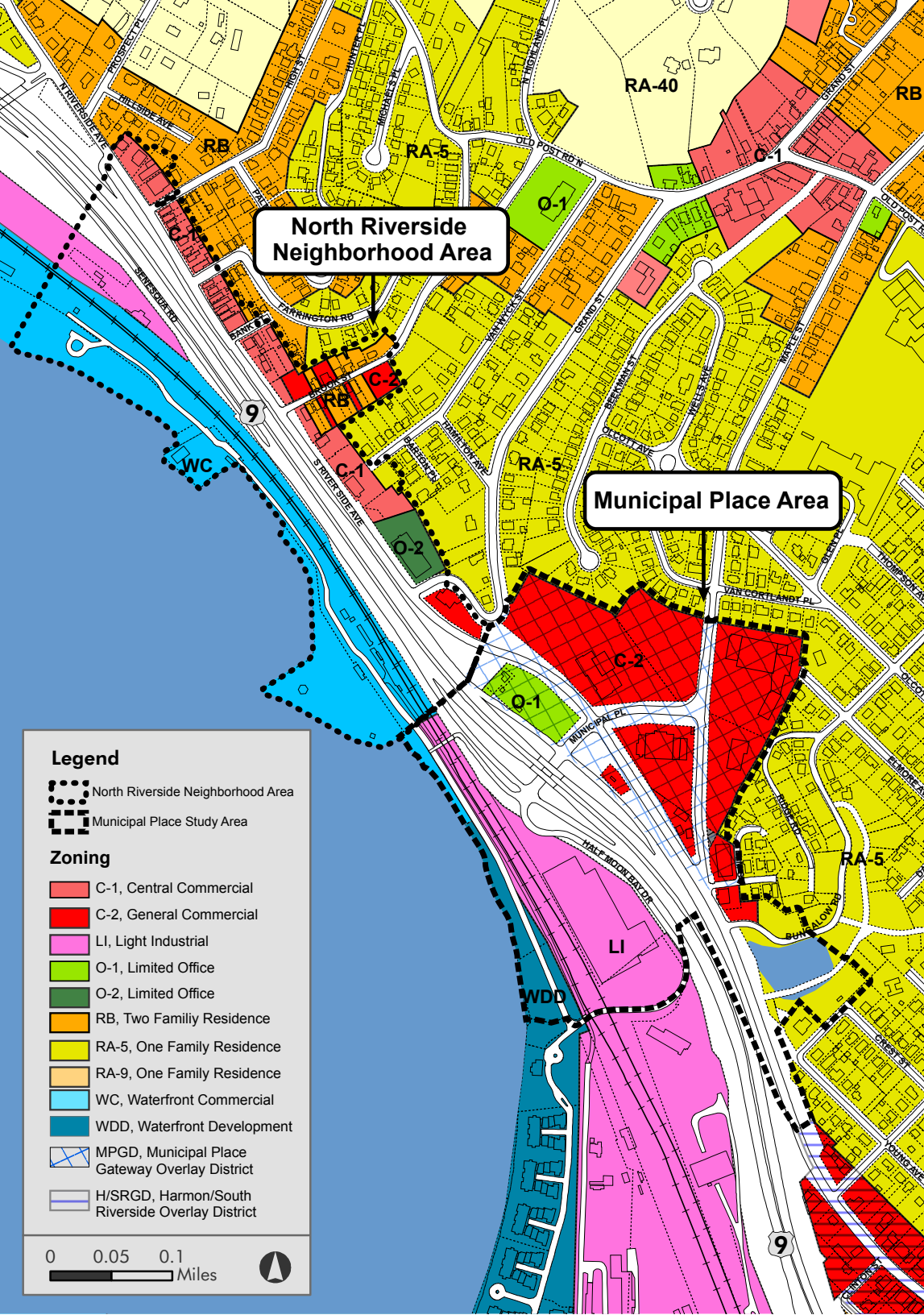
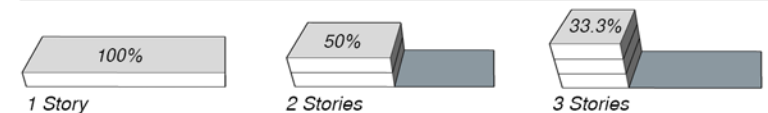
Floor Area Ratio (FAR):

The number which, when multiplied by the lot area, produces the maximum building floor area allowed on the lot

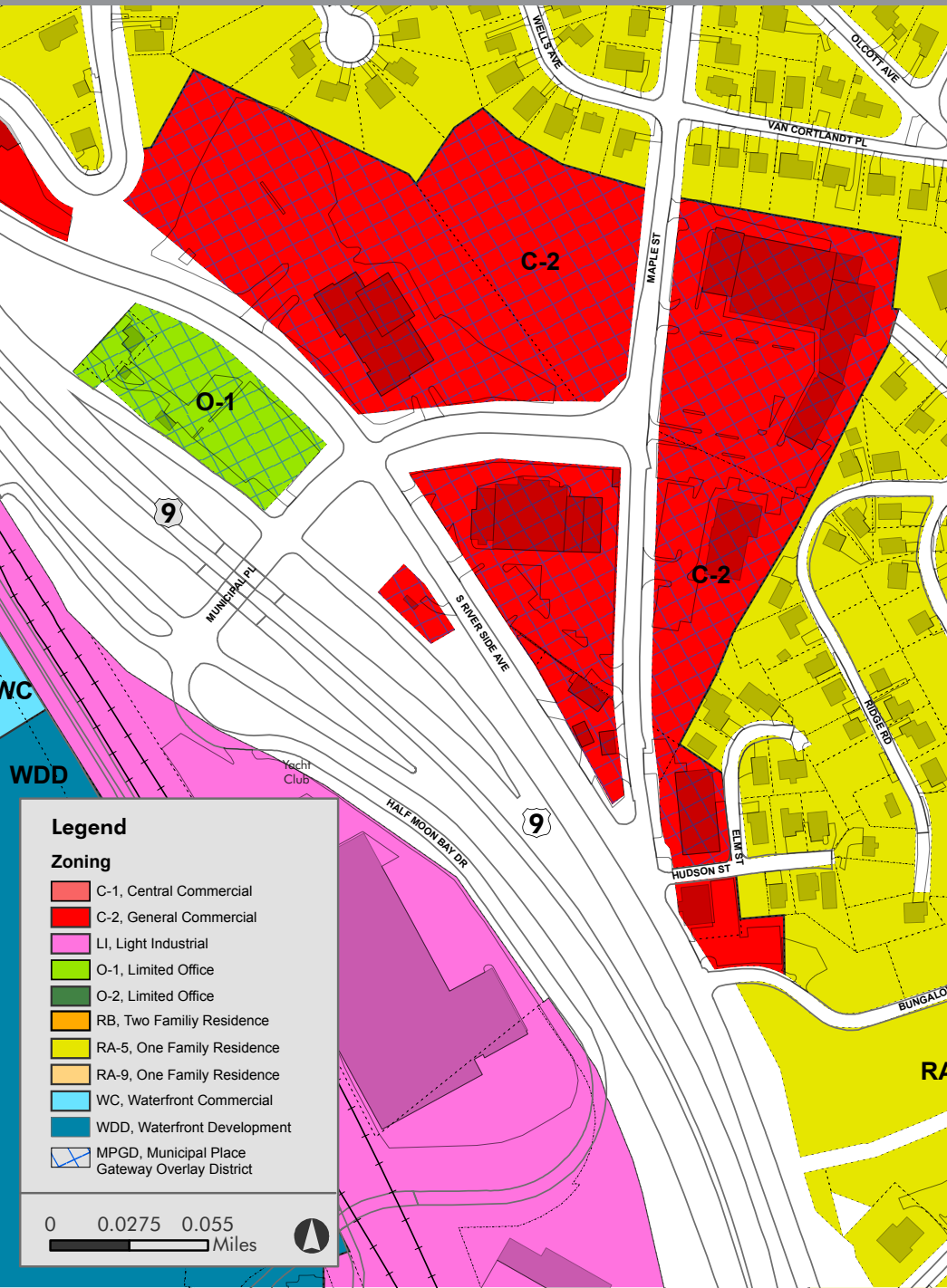
0.5 FAR



1.0 FAR



Municipal Place Gateway Area Existing Zoning



C-2 Zone

Permitted Uses: Commercial

Special Permit Uses:

- Light manufacturing
- Service stations/Auto Sales
- Hotels
- Mixed Use
(primarily residential with non-residential limited to 5,000 SF on the ground floor only)

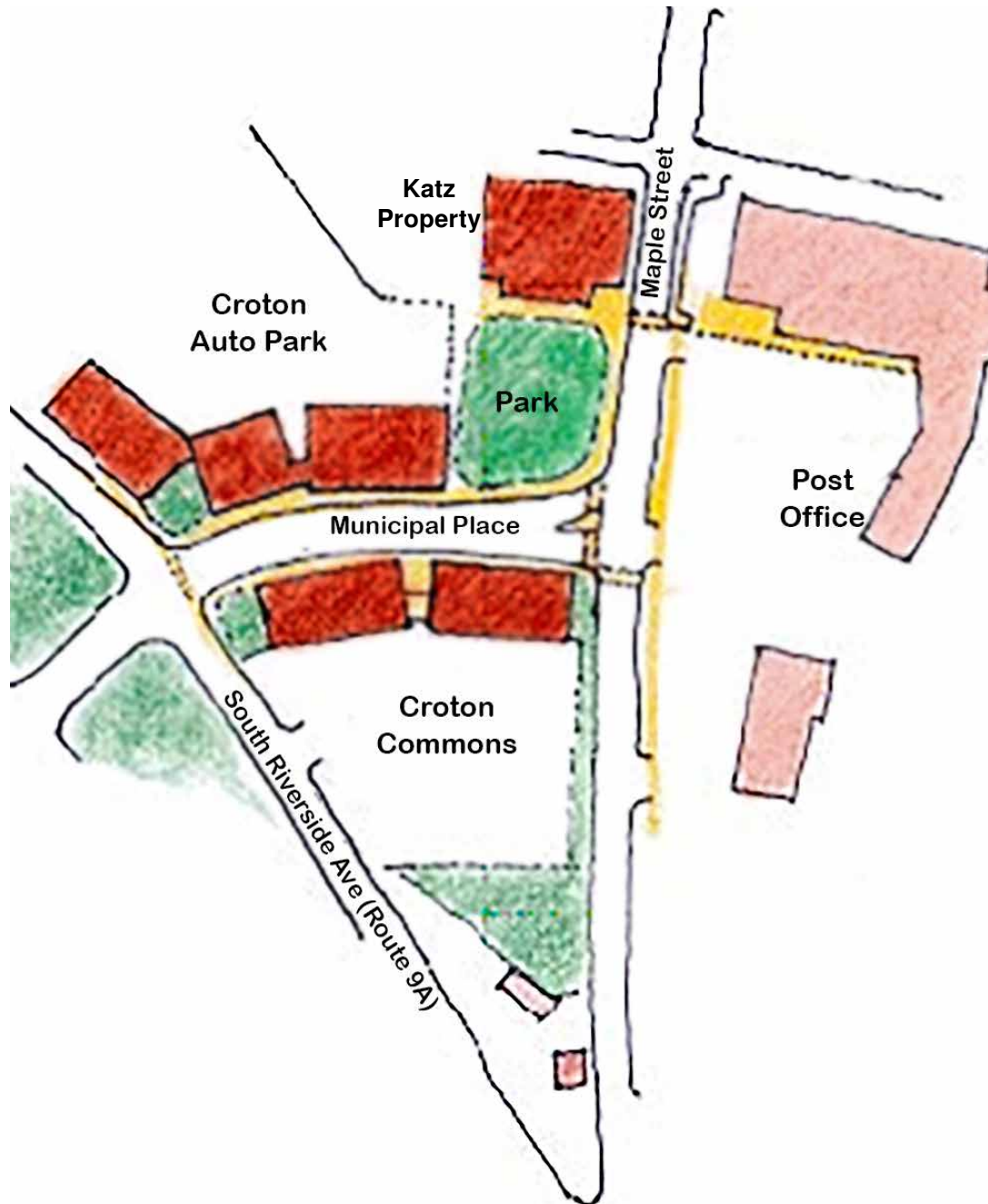
Height: 2 Stories / 35 feet

FAR: 0.5

Municipal Place Gateway Overlay:

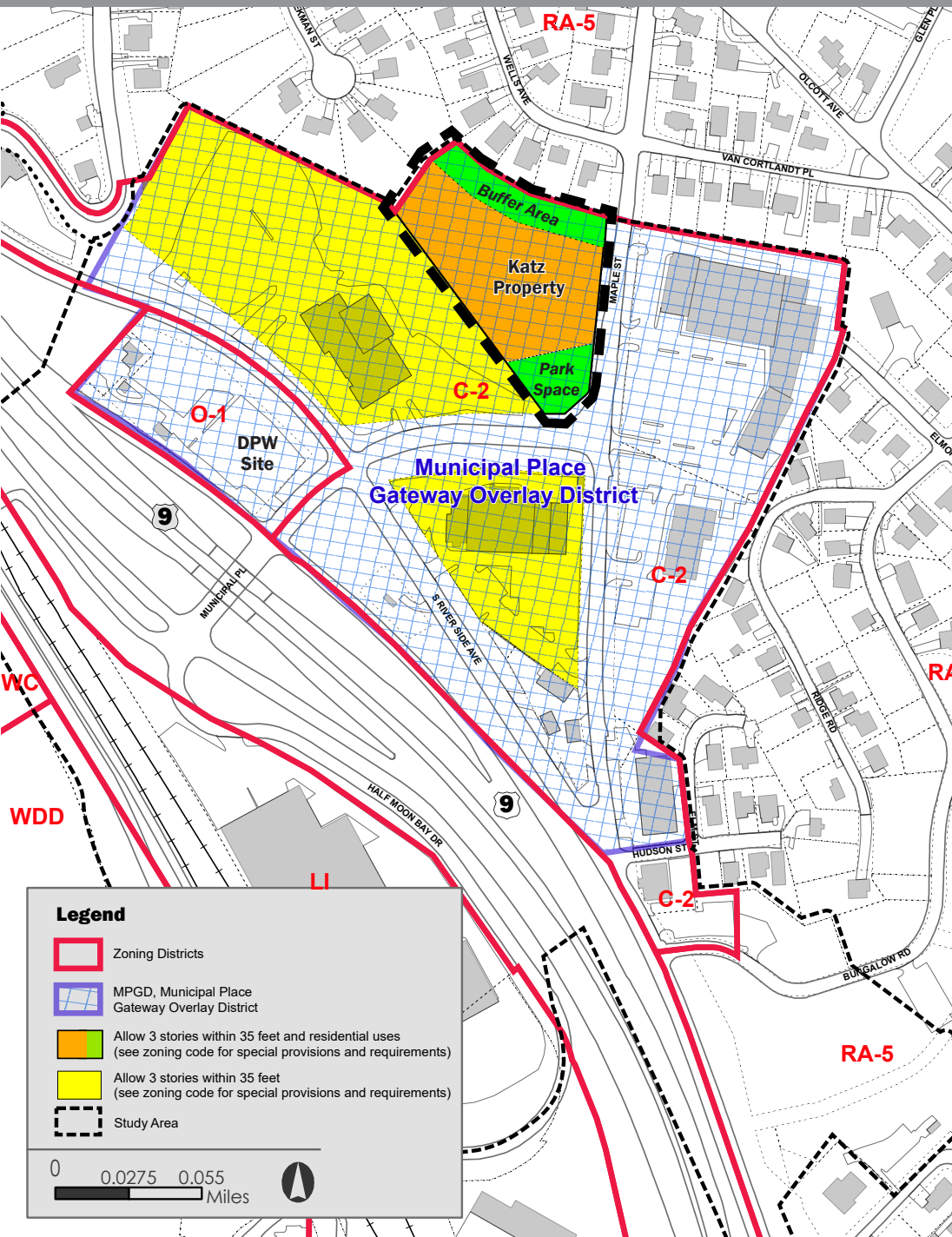
- Design Controls
- FAR - 0.35-0.4
- Building size max: 20,000 SF
- Tenant size max: 8,000 SF

Municipal Place Gateway Area: 2003 Comp Plan



***Parcels fronting on
Municipal Place***

Zoning Recommendations: Municipal Place Gateway Overlay



On the larger lots fronting Municipal Pl.:

At Katz Property:

- Mixed use (currently allowed) or all residential building (new)
- 35 feet (currently allowed) and 3 stories (new)
- 0.8 FAR (currently allowed in Harmon/South Riverside Overlay)

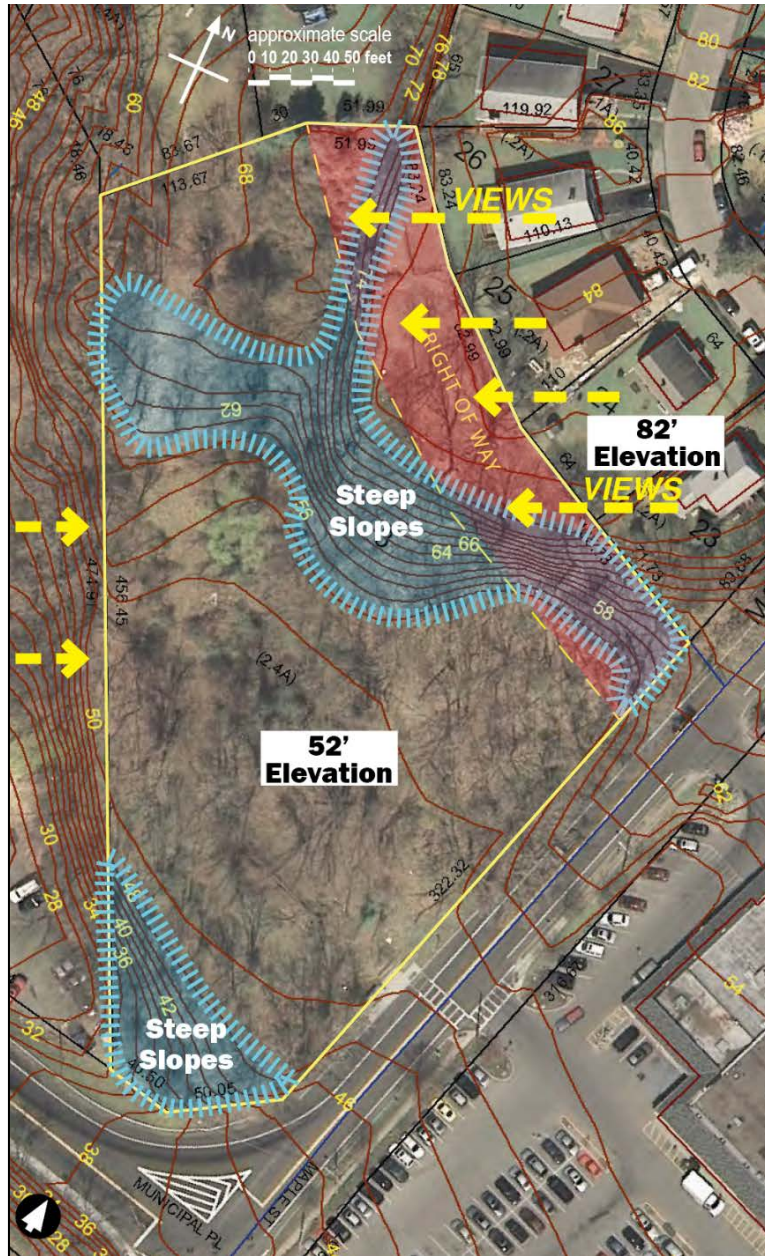
If the following are provided:

- 10% of property (10,000 SF) is used for park space at corner of Municipal Place and Maple St.
- 50' vegetated buffer from residential properties on Wells Ave

At Croton Auto Park / Croton Commons:

- 35 feet (currently allowed) and 3 stories (new)

Municipal Place Gateway Area Katz Property Existing Conditions



Municipal Place Gateway Area

Katz Property Build-Out Scenario



Reasonable Residential Build-out @ 0.42 FAR (Surface Parking):

- Residential Space: 42,000 SF
- Residential Units: 40-45 units

If Townhomes:

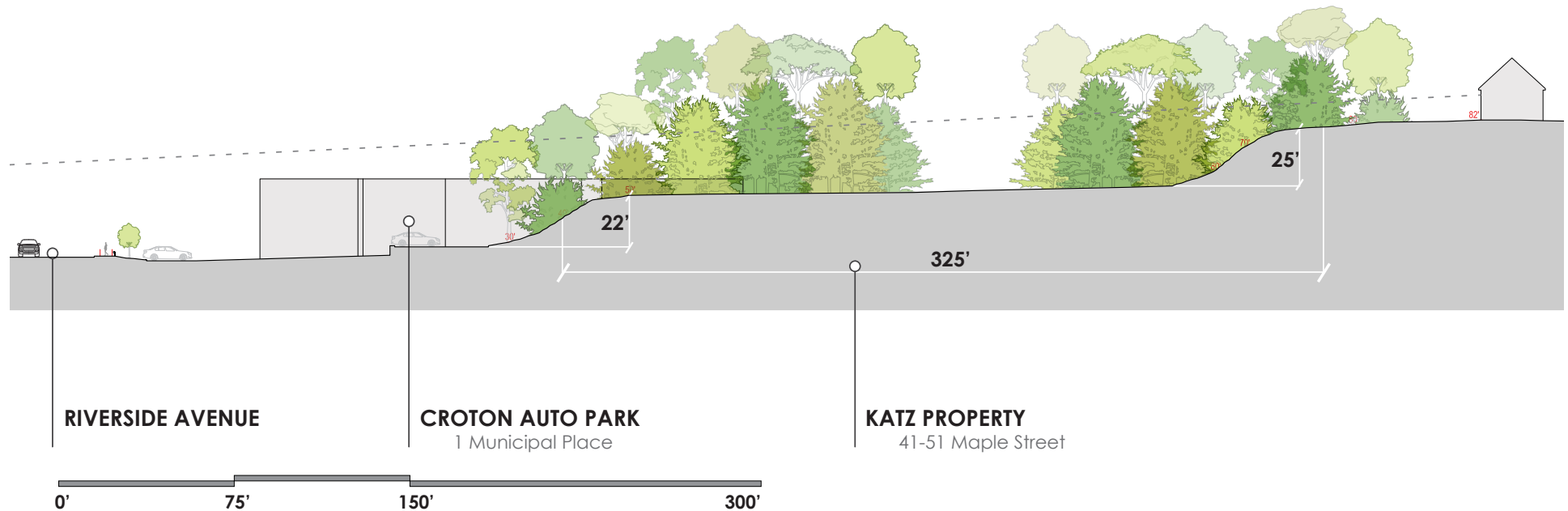
- 15-20 residential units

Municipal Place Gateway Area

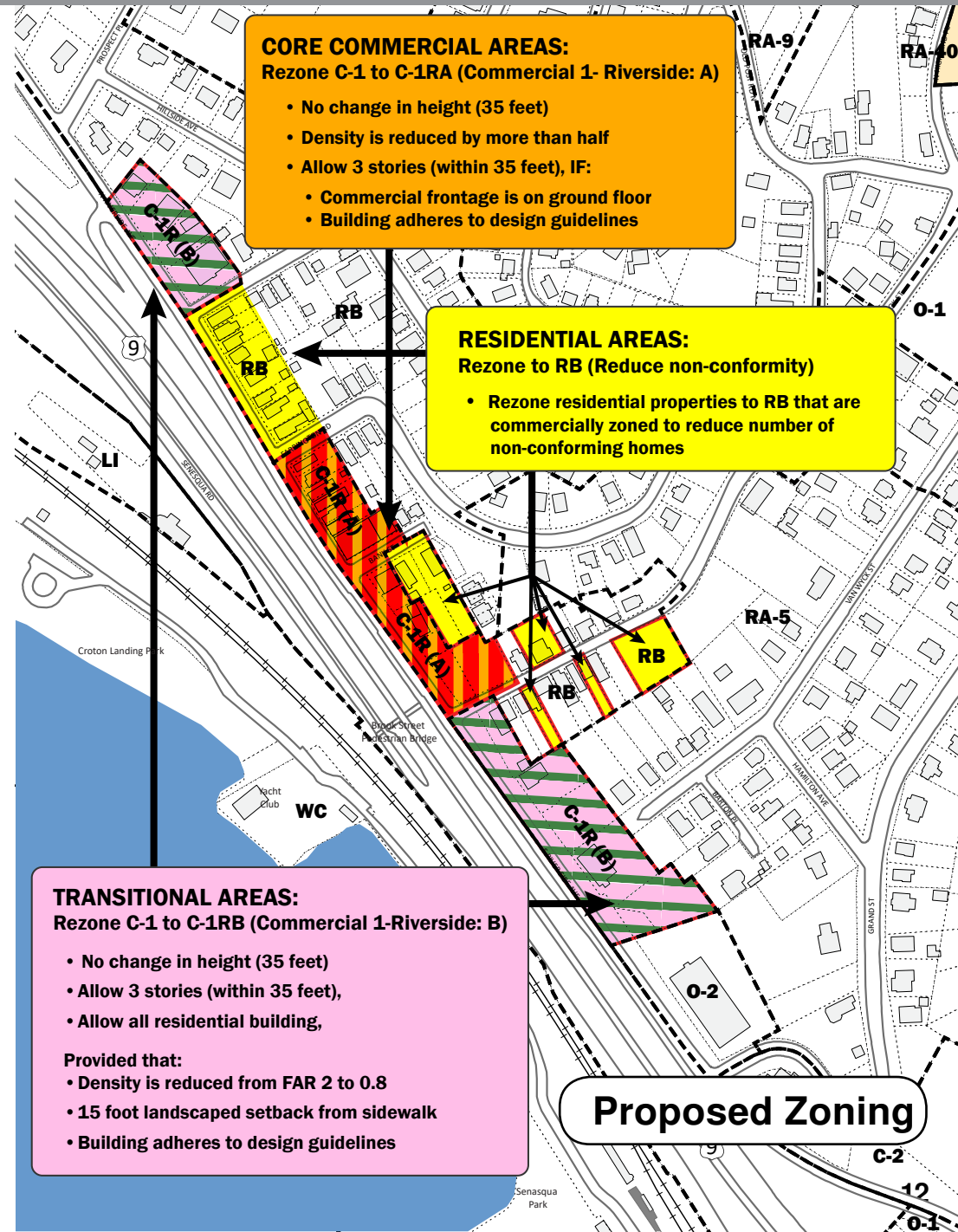
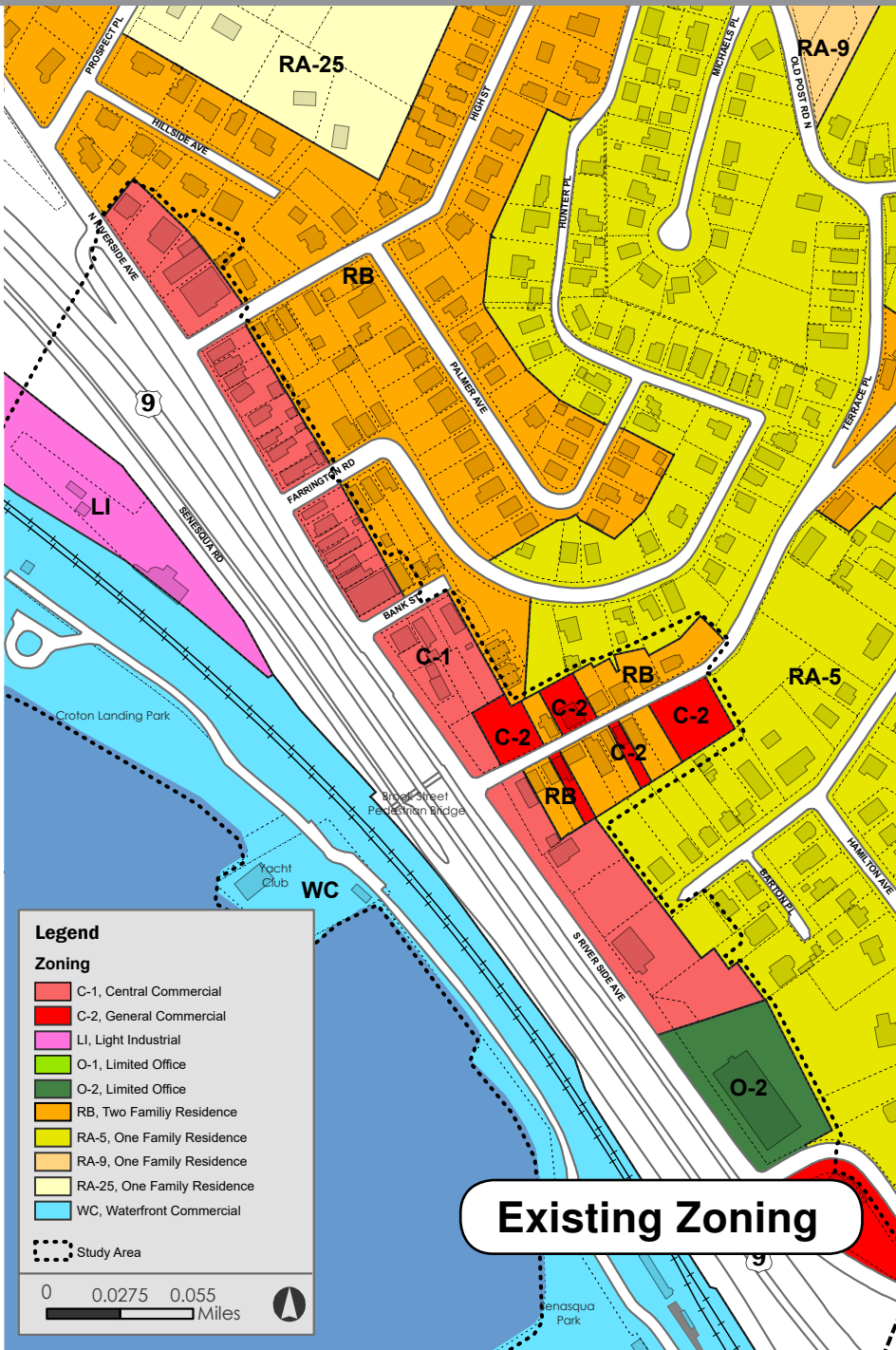
Katz Property Build-Out Scenario



***Recent Development
in Harmon (35 feet, 3 stories)***



North Riverside Neighborhood Area Proposed Zoning Changes



Environmental Impacts (EAF)

Visual

- No height increase anywhere
- Height stays at 35 feet

Traffic:

- Slightly less
(Commercial uses generally create more traffic than residential uses per square foot)

Schools



Municipal Place Gateway and North Riverside Neighborhood Plan and Zoning Changes

Environmental Assessment Form

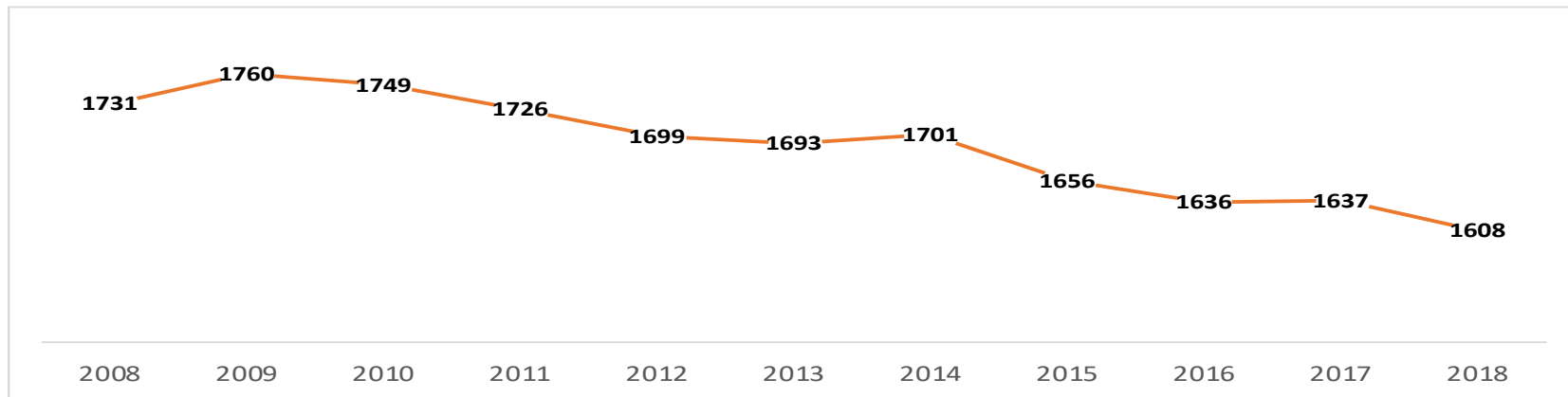
October 21, 2019

Environmental Impacts (EAF)

Expected Public School Children: 3 to 6 students

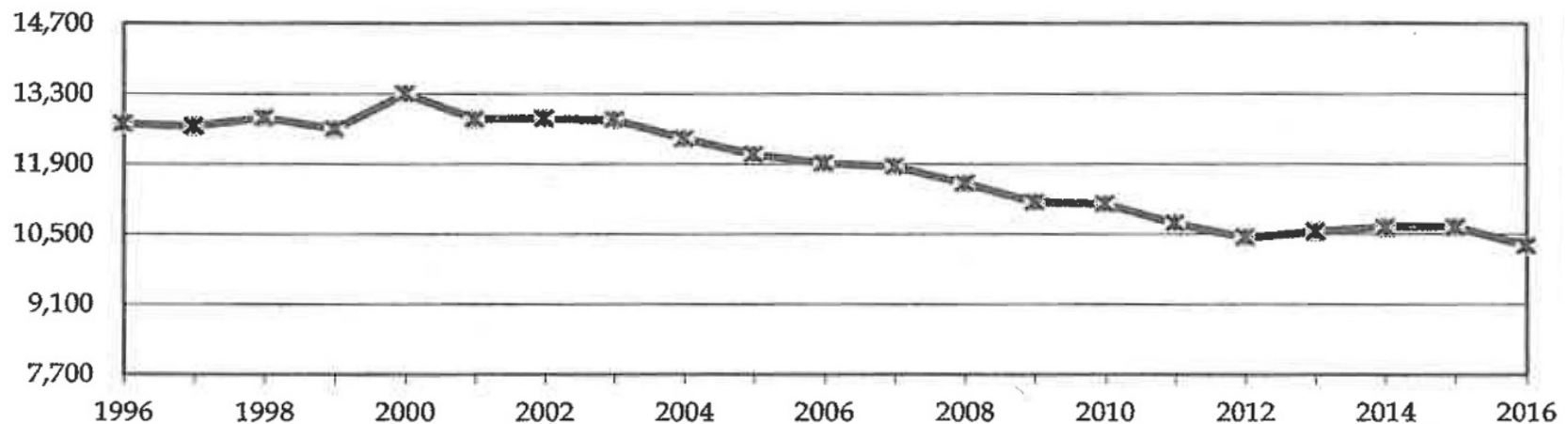
Data from Rutgers University and Comparable Westchester Developments

Croton-Harmon Union Free School District Enrollment



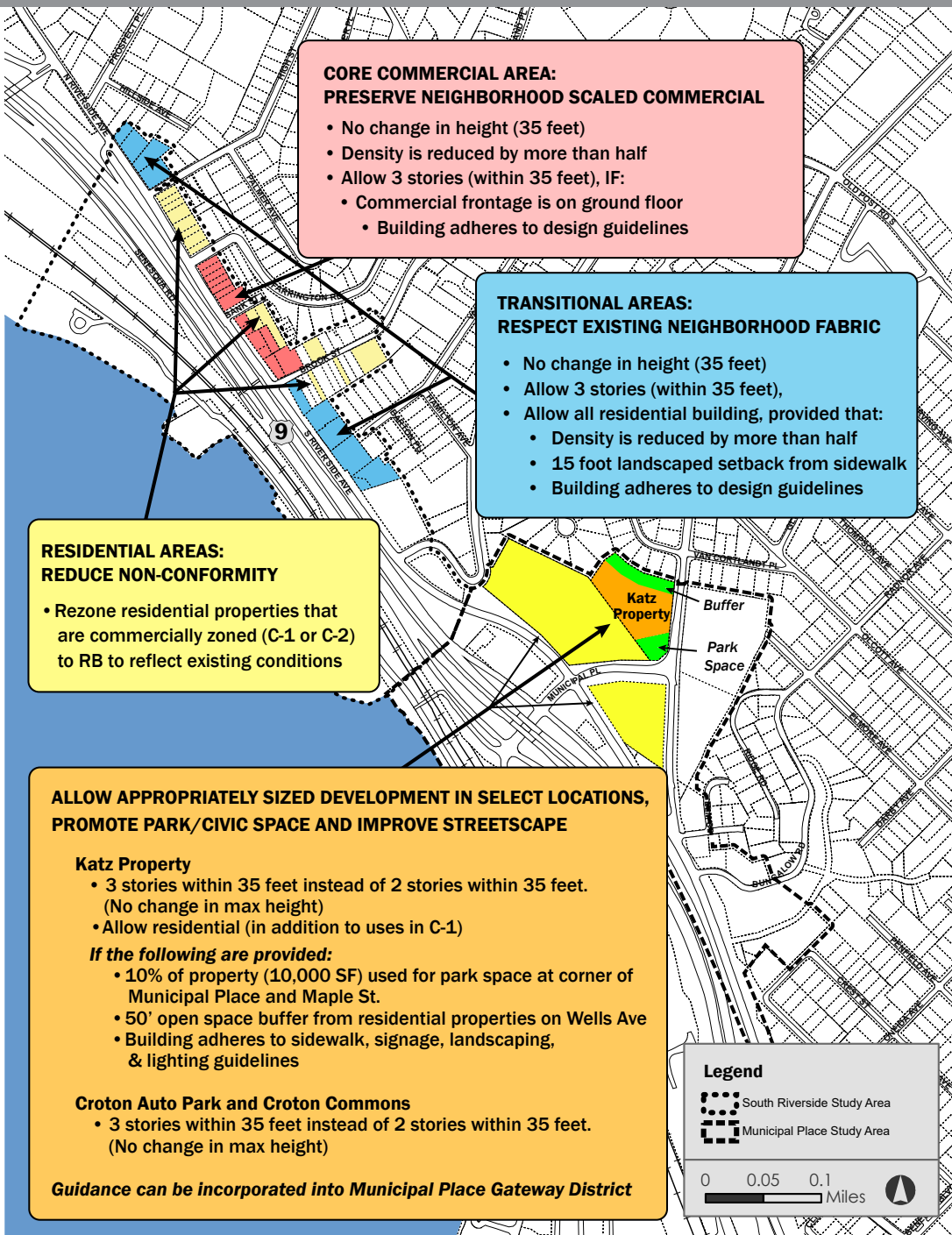
Source: <https://data.nysed.gov>

Westchester County Births, 1997-2016



Source: Bronxville UFSD, Long Range Planning Study Update, 2018-19. Western Suffolk BOCES. Note: 2017 County birth data is not yet available

Summary of Planning/Zoning Strategy



- Keep height the same (35 feet) in all areas.
- Reduce allowable density in North Riverside.
- Make existing buildings more in conformance with zoning so approvals to upgrade are easier.
- Improve the public realm. Better sidewalks, signage and landscaping.
- Leverage Katz property to create a small park and improve the gateway to the Village.

Smart Growth Principles

- ✓ *Mix land uses*
- ✓ *Take advantage of compact building design*
- ✓ *Create a range of housing opportunities and choices*
- ✓ *Create walkable neighborhoods*
- ✓ *Foster distinctive, attractive communities with a strong sense of place*

This

Is

Smart

Growth

