

George Latimer
County Executive

March 19, 2021

Paula DiSanto, Village Clerk
Village of Croton-on-Hudson
One Van Wyck Street
Croton-on-Hudson, New York 10520-2501

**County Planning Board Referral File CRO 21-001 – 41-51 Maple Street
Special Use Permit Approval**

Dear Ms. DiSanto:

The Westchester County Planning Board has received a copy of a special use permit application for the proposed construction of a 33-unit multi-family residential development on a 2.4-acre Village-owned property located at 41-51 Maple Street (NYS Route 129). Of the 33 proposed apartments, 29 would be affordable affirmatively furthering fair housing (AFFH) units. The site is located within the C-2 Municipal Place Gateway district which was amended in 2020 to permit residential or mixed-use development on the subject site, subject to special use permit regulations.

According to a conceptual site plan that was submitted with the application, the proposed apartment complex would be constructed in two buildings, with a 12-unit building located along Maple Street and a 21-unit building located in the rear of the site. A 58-space surface parking lot would be placed between the two buildings with driveway access from Maple Street. A 10,000 square foot publicly accessible open space with seating and landscaping is proposed where the site abuts the intersection of Maple Street and Municipal Place.

We have no objection to the Croton-on-Hudson Board of Trustees assuming Lead Agency status for this review.

We have reviewed the special permit application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments. We reserve full site plan comments for the site plan review which may occur if the special use permit is approved.

1. Consistency with County Planning Board policies.

The proposed development is generally consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended *strategies* set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995 because it will add to the range of housing types available within an existing center.

While the conceptual plans show the 12-unit apartment building located along the street with parking behind it, the plans do not have a level of detail to show the form and function of the building along the sidewalk. The Village should work with the applicant to create a functional streetscape in front of the site that is scaled to pedestrians.

2. Affordable affirmatively furthering fair housing (AFFH).

We commend the Village for working with the applicant to include 29 affordable AFFH units as part of this development. The County Planning Board supports this application.

3. Relocation of Bee-Line bus stop.

The application narrative notes that the applicant proposes to relocate and improve the existing Bee-Line bus stop in front of the site on Maple Avenue. This proposal must be coordinated with County Planning Department staff within the Transportation Division to ensure that the bus stop remains in an optimal location for both bus operations and passenger convenience. We point out that the existing bus stop is improved with a shelter and bench and it connects directly to a crosswalk providing access to the shopping center across Maple Avenue. Maintaining similar amenities should be taken into consideration as part of any discussion of moving the bus stop.

4. Potential for reduced parking.

The site plan provides 58 parking spaces for only 33 units, which exceeds the parking ratio for similar developments located in downtown areas that are near transit and shopping. Given the visual and environmental impacts of parking areas, we recommend the Village and the applicant consider working together to reduce the on-site parking through the use of parking management practices or landbanking. Land that does not need to be used for parking spaces could potentially be used for stormwater management practices or additional open space.

5. County sewer impacts.

The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Department of Environmental Facilities (WCDEF) that municipal governments require the applicant to identify mitigation measures that will offset the projected increase in flow. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one for market rate units and at a ratio of one for one for any affordable units.

The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

6. Recycling.

As the site plans are developed, the Village should request the applicant to demonstrate that sufficient space will be available to store recyclables under the County recycling program which includes plastics numbered 1 through 7. County regulations for plastic recycling may be found at: <http://environment.westchestergov.com>.

7. Green building technology and bicycle parking.

We encourage the Village to work with the applicant to include as much green or sustainable building technology into the development as possible. We also recommend providing bicycle parking for residents that includes electrical outlets for the charging of e-bicycles.


8. NYS DOT review.

Maple Avenue (NYS Route 129) is a State road. The Village should forward a copy of the application to NYS DOT to identify any required permits for the proposed application and to evaluate potential impacts to Maple Avenue including the sidewalk and crosswalk in front of the site.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 

Norma V. Drummond
Commissioner

NVD/MV

cc: Lance MacMillan, Regional Director, NYS Department of Transportation, Region 8
Anne Darelus, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8