



Environmental, Planning, and Engineering Consultants

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February 26, 2021

Brian Pugh, Mayor
Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520

Re: **41-51 Maple Street (aka Katz Property), Croton-on-Hudson, New York**
Special Permit Application – Initial Submission

Honorable Mayor and Members of the Village Board of Trustees:

AKRF, Inc., on behalf of Regan Development Corporation (the “Applicant”), contract vendee of the property located at 41-51 Maple Street (the “Project Site”), is pleased to submit this application for a special use permit pursuant to §230-20.3.B(4) of the Croton-on-Hudson Zoning Code. The purpose of this application is to obtain special permit approval to develop the currently vacant Project Site with a 33-unit multifamily residential development, the majority of which would be affordable housing (the “Proposed Project”).

The Project Site is a 2.4-acre Village-owned property located at 41-51 Maple Street (parcel number 78.12-3-3), and is zoned C-2 within the Municipal Place Gateway District. As noted in §230-20.3.B(4), within the Municipal Place Gateway District area, on any lot in the C-2 District having frontage on Municipal Place, adjacent to a residential zoning district and having less than three acres, multifamily residential buildings shall be permitted by special permit of the Village Board of Trustees, subject to the requirements/criteria contained in §230-20.3.B(4) and Article X, §230-58 of the Zoning Code. As outlined below, this application complies with the use, area, and bulk regulations found at §230-20.3.B(4) and meets all of the goals and objectives contained in Article X, §230-58.

The Applicant is proposing to construct an approximately 41,100 square-foot (sf) multifamily residential development consisting of 33 apartments within two 2-story buildings, along with 58 at-grade parking spaces, landscaping, and private/public open spaces. The easternmost building (fronting Maple Street) would contain 12 units and the westernmost building would contain 21 units. The currently proposed unit mix is as follows:

- 11 one-bedroom units;
- 11 two-bedroom units; and
- 11 three-bedroom units.

Access to the Proposed Project would be provided by a single curb cut and driveway on the west side of Maple Street, approximately 50 feet from the northern property line. In accordance with requirements of the Zoning Code to provide separation and visual screening from neighboring residential properties on Wells Avenue and Beekman Avenue, a 50-foot forested buffer would remain along the northern and western

edges of the Project Site. At the southern end of the Project Site, where Maple Street meets Municipal Place, an approximately 10,000 publicly accessible pocket park with seating and landscaping is proposed adjacent to a tiered/landscaped retaining wall. The Applicant also proposes to relocate and improve the existing Bee-Line bus shelter on the west side of Maple Avenue near Municipal Place as part of the project.

As shown on the preliminary site plan's zoning compliance table, the Proposed Project has been designed to be compliant with the use, area, and bulk regulations found at §230-20.3B(4) of the Zoning Code, specific standards developed for the Project Site's C-2 District as part of the Village's Municipal Place Gateway and North Riverside Neighborhood Zoning Study (BFJ Planning, 2019), which became the 2020 Amendment to the Comprehensive Plan (the "2020 Amendment"). In connection with the 2020 Zoning Amendment, the Board of Trustees received recommendations from the Village Planning Board, the Westchester County Planning Board, and the Waterfront Advisory Committee. These recommendations and the Board of Trustees' findings led to the adoption of a Negative Declaration under the State Environmental Quality Review Act (SEQRA) and determination of consistency with the policies of the Local Waterfront Revitalization Program (LWRP). It should be noted BFJ's environmental analyses, presented in the Full Environmental Assessment Form (FEAF) for the 2019 Zoning Study, considered a 35-foot tall multifamily residential development with between 42 and 80 units – a larger and more dense development envelope than what is currently proposed by the Applicant.

In support of this application, the following documents are submitted herewith:

- Special Permit Application, dated February 26, 2021
- Full Environmental Assessment Form (FEAF) Part I, dated February 26, 2021
- Coastal Assessment Form, dated February 26, 2021
- Proposed Project Preliminary Site Plan, dated February 25, 2021 (included as an attachment in the FEAF)
- Special Permit application fee check in the amount of \$3,000.00.

At this time, the Applicant is respectfully requesting that this matter be placed on the Board of Trustees' March 1, 2021 agenda for an initial presentation of the Proposed Project, and to allow for the following actions by the Board of Trustees:

- Declaration of intent to serve as Lead Agency for the Proposed Project's review under SEQRA and circulation of the draft FEAF Part I to interested and involved agencies;
- Referral of the application to the Village Planning Board and Waterfront Advisory Council for their review and recommendation; and
- Referral the application to the Westchester County Planning Board.

Please call me at (914) 922-2380 or Aaron at 914-922-2393 if you have any questions or comments.

Sincerely,
AKRF, Inc.



Nina Peek, AICP
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Director, Hudson Valley Office



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