

On motion of TRUSTEE HABIB, seconded by TRUSTEE GALLELLI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with the following vote: 5-0.

Resolution #28-2020

WHEREAS, the Village Board of Trustees is considering 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 (revised) and Local Law Introductory No. 10 of 2019 (revised), collectively the Proposed Action making certain revisions to its Zoning Law and Map in the area of North Riverside and revisions to the Municipal Place Gateway; and

WHEREAS, in connection with the Proposed Action the Village Board is required to make a determination of consistency with the LWRP policy standards and conditions; and;

WHEREAS, the Village Board has issued an Environmental Assessment Form Parts 1, 2 and 3 thereto together with a Coastal Assessment Form in connection with the proposed action; and

WHEREAS, the Village Board has duly referred this matter to the Village Waterfront Advisory Committee which has made and provided in writing to the Village Board a recommendation of consistency with the LWRP policy standards and conditions; and

WHEREAS, after due deliberation, the Village Board has issued a Negative Declaration in connection with the proposed action; and

WHEREAS, the Village Board has reviewed each of the 44 policies and sub-policies thereunder set forth in the LWRP and the explanation of each policy as set forth in the LWRP; and

WHEREAS, at its meeting on February 18, 2020 the Village Board verbally made its findings with respect to each of the policies and sub-policies and adopted a resolution that, based upon its review of the LWRP, the EAF, the Coastal Assessment Form, and the Waterfront Advisory Committee's recommendations, and the review and discussion undertaken by the Board, the proposed action complies with the policy standards and conditions and is consistent with the policies of the LWRP; and

WHEREAS, the Village Board desires to memorialize its discussion and findings with respect to its determination of consistency as set forth at the February 18, 2020 meeting in written form,

NOW, THEREFORE, BE IT RESOLVED as follows:

The Village Board makes the following findings regarding the applicability of the LWRP policies and the consistency of the Proposed Action with those policies and conditions of the LWRP which it found applicable:

Policy 1 - Restore, Revitalize, and Redevelop Deteriorated and Underutilized Waterfront Areas for Commercial, Industrial, Cultural, Recreational and other Compatible Uses.

This Policy was determined to be applicable only with respect to Policy 1A discussed below.

Policy 1A - Existing planning and zoning documents should be reviewed and amended where necessary to ensure development within the community is consistent with adopted goals and policies.

The Village Board found that this policy was applicable to the proposed action in that it is a zoning modification which should be reviewed pursuant to this policy. The Board found the action is consistent with this policy as the proposed zoning amendment will result in development which is consistent with the adopted goals and policies of the Village. The intent of the amendment is to encourage the restoration, revitalization and redevelopment of properties in this area for commercial and residential uses.

Policy 5 - Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas.

The Village Board found that this policy is applicable and that the proposed action is consistent and complies with this policy as it encourages development in the North Riverside and Municipal Place Gateway areas where public services and facilities are adequate as has been reviewed and discussed as part of the SEQRA process.

Policy 5A - When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.

The Village Board found that this policy is applicable and that the proposed action is consistent and complies with this policy as it directs development within the North Riverside and Municipal Gateway areas within the service area of existing water and sewer facilities.

Policy 5C - Limit proposed development within those portions of the coastal zone boundary area, where traffic impacts such as site distance and carrying capacity of the roadways are restricted, particularly along Route 9A, Albany Post Road and Route 129.

The Village Board found that this policy is applicable and that the proposed action will comply with and be consistent with the proposed policy. The law as proposed gives the Village Board the authority to require applicants to provide for professional parking and traffic impact studies. The proposed law also allows the Village Board, as part of its special permit determination, the authority to address additional parking requirements.

The remaining policies and conditions of the LWRP not specifically discussed above were reviewed and found to not be applicable;

AND, BE IT FURTHER RESOLVED, as follows:

Based upon the above, the Village Board of Trustees confirms its determination that the Proposed Action, 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 (revised) and Local Law Introductory No. 10 of 2019 (revised) making certain revisions to its Zoning Law and Map in the area of North Riverside and revisions to the Municipal Place Gateway complies with the policy standards and conditions set forth in the Village's LWRP.

Dated: March 2, 2020