

Memo to: Village Board of Trustees

From: Janine King, Village Manager

Date: February 9, 2021

Subject: Planning Process for the Redevelopment of the Katz Property

The Village of Croton on Hudson acquired the 2.4-acre Katz property, located at 41-51 Maple Street, in 2008. Since that time the property has remained vacant and unused. The Village has received some interest in development at the site but none that either met zoning or had the necessary funding for implementation.

The 2016 Comprehensive Plan identified the site as an opportunity for a mixed-use development, given its prime location at the gateway to the Village as well as its proximity to other shopping opportunities. In early 2018, at one of the Board's planning work sessions, the Mayor and Trustees expressed their intention to conduct a rezoning study in the North/South Riverside Avenue Corridor and Municipal Place Gateway. The purpose of the study would be to explore ways to revitalize this area, expand housing and mixed use opportunities, and optimize the value of the Katz property. In November 2018 the Village Board approved a resolution to hire BFJ Planning to develop a land use plan and associated zoning changes for two of the Village's commercial areas at Municipal Place as well as the Village's North/South Riverside Avenue. After a series of zoning workshops, public meetings, and implementation of a community-wide survey, BFJ presented the Board with a final report in October 2019.

The final report recommended rezoning the Katz property to allow for:

- Uses currently allowed in C-2
- Mixed use buildings. This is currently allowed in C-2 however there would be no limit on ground floor retail.
- Residential uses (i.e. apartment or townhome)
- Max. Height: 35 feet (as currently allowed), and 3 stories
- FAR: 0.8

Based upon this report Local law Introductory 9 of 2019 was drafted to amend the zoning of the Municipal Place Gateway. A Public Hearing was held on February 3, 2020. The introductory law was revised and then adopted on March 2, 2020 as Local Law 4 of 2020. In March of 2020 The Village also formally adopted its updated comprehensive plan. Some of the provisions specific to the Katz property included an allowable all-residential building, a maximum floor area ratio of 0.5, a minimum fifty-foot setback from adjacent residential properties on Wells Avenue and Beekman Avenue, and ten percent of the total area of the site to be set aside as publicly accessible open space.

In April 2020 the Village hired Kevin Dwarka LLC to prepare a Request for Proposals (RFP) for the purchase and development of the Katz property. During this time Mayor Pugh formed a Municipal Place Advisory Task Force to provide the Board with input and feedback on the RFP as well as any of the proposals received by the Village. The Task Force members consisted of Bruce Kauderer, Coordinator, and Kate Bellingham, Geoffrey Haynes, Gregory Maher, Janet Monahan, and Jean Shaw. The RFP was reviewed by the Task Force and Village Board and a revised RFP was issued on September 21, 2020 with a return date of November 16, 2020. The RFP included provisions limiting the allowable number of dwelling units to 33 and reserving a minimum of 20% of the units for affordable housing. The Village received six proposals of which five were considered compliant with the terms of the RFP. The Village Board reviewed the five proposals and selected three to be reviewed by the Task Force. After receiving

the Task Force's report, the Village Board selected two finalists. The Village Board of Trustees held Executive Sessions with each of the finalists for the purpose of clarification and negotiation on terms. The Board met with each of the finalists on two separate occasions. The Board also met among themselves to discuss the options.

On February 8, 2021 the Village Board of Trustees held an Advice of Counsel session with Village Attorney, Linda Whitehead. At this meeting, the Board came to a consensus to request an updated term sheet and offer from Regan Associates to be considered for approval at the February 17, 2021 Regular Village Board Meeting.