

Municipal Place Gateway and North Riverside Neighborhood Zoning Study



*Public Meeting #2
June 18, 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

BFJ Planning (Consultants):

- Frank Fish, FAICP
- Noah Levine, AICP
- Christine Jimenez

Agenda for Meeting

Presentation (30 minutes)

Introduction/Overview

Summary of Public Outreach

Municipal Place Gateway Area

- Existing Zoning
- Proposed Zoning
- Design Ideas

North Riverside Neighborhood Area



- Existing Zoning
- Proposed Zoning
- Design Ideas

Coffee Break

Roundtable Discussions (45 minutes)

Report Back (30 minutes)

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												
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												

Introduction and Purpose of Study

Purpose:

Update Zoning for the Municipal Place Gateway and the North Riverside Avenue Corridor with a view to enhancing the vitality of the two areas. Planning process will help identify opportunities for appropriate growth, improved linkages to adjacent neighborhoods, and enhanced visual environment.

Deliverables:

- Land Use Plan
- Zoning Changes



Overview

Public Outreach: Public Workshop #1 (March 21)



Overview

Public Outreach: Public Survey

Public Survey

1,437 responses

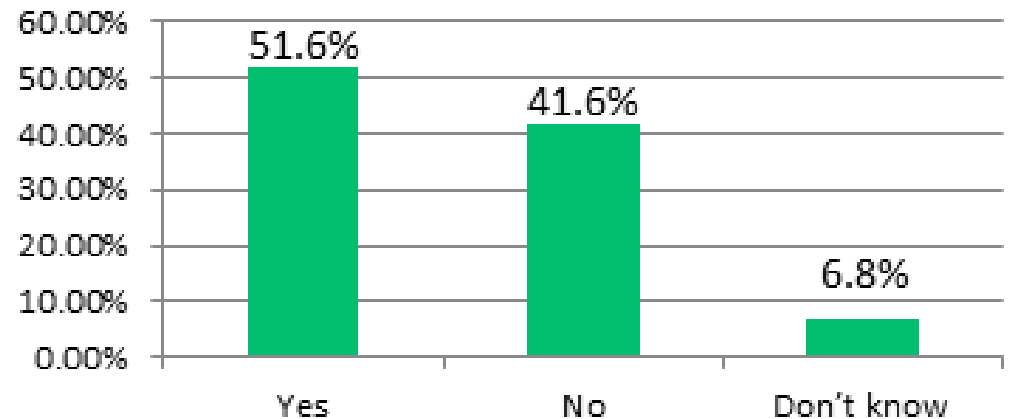
- 1,076 electronic responses
- 361 written responses

Outreach

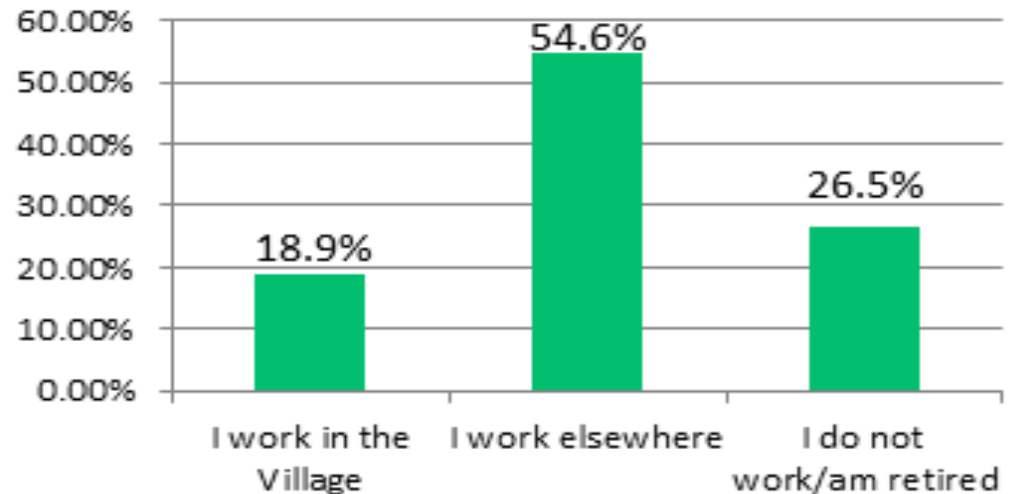
- Open for 2 months
(March 8, 2019, to May 5, 2019)
- E-blast, mailer to all residents, social media, the Village website, flyers, and other means.

While informative, survey is not a scientific poll of the public. Participants were not randomly selected.

Do you live in Croton-on-Hudson?



Do you work in Croton-on-Hudson?



Public Survey: Key Takeaways

Municipal Place Gateway Area:

- Keep area as shopping destination, perhaps adding food & beverage, recreation, entertainment opportunities. Desire for some revitalization/re-investment.
- Limited support for new residential uses in existing shopping areas
- 50/50 support for 3-stories (e.g. recent construction in Harmon area)
- Mixed opinions on Village-owned Katz property: (i.e. commercial, mixed-use, residential, park, leave as-is)
- Upgrade streetscapes: complete sidewalks, improve lighting, landscape, signage, civic space
- Improve Hudson riverfront connectivity and retain existing views



Public Survey: Key Takeaways

North Riverside Neighborhood Area:

- Enhance commercial viability, including small businesses, restaurants
- Improve pedestrian environment, including safety and traffic calming, streetscape character, and waterfront connectivity
- Provide for additional parking
- Restore historic character; constrain potential for over-development



Municipal Place Gateway Area



Existing Zoning

C-2 District (General Commercial)

Permitted Uses: Offices, personal service stores, banks, theater, laundry, etc.

Special Permit Uses: Retail, car service, storage, hotel/inn, auto sales.

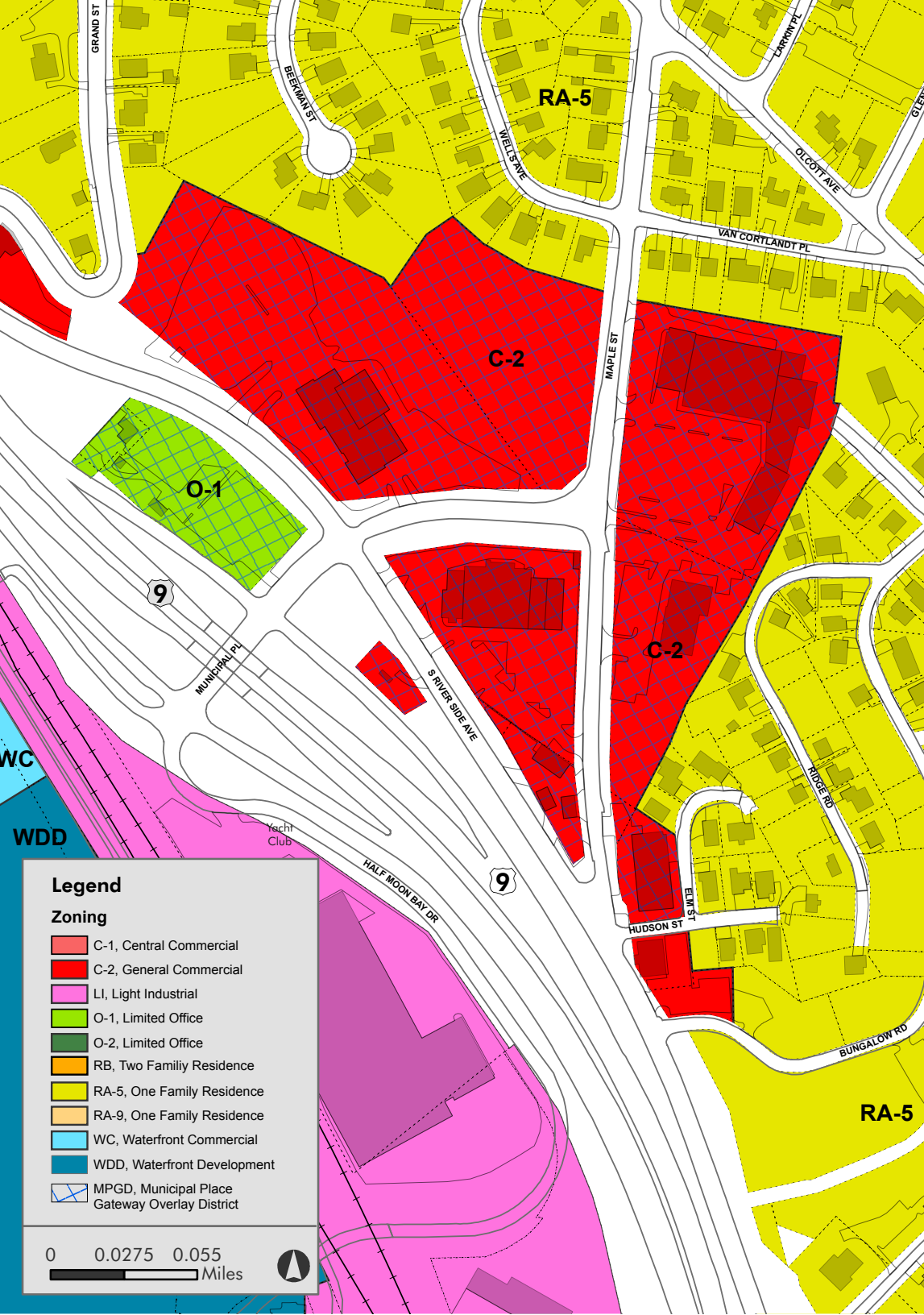
Mixed use (Residential over ground floor commercial), ground floor commercial limited to 5,000 SF.

Height/Bulk

- 2 stories, 35 feet max

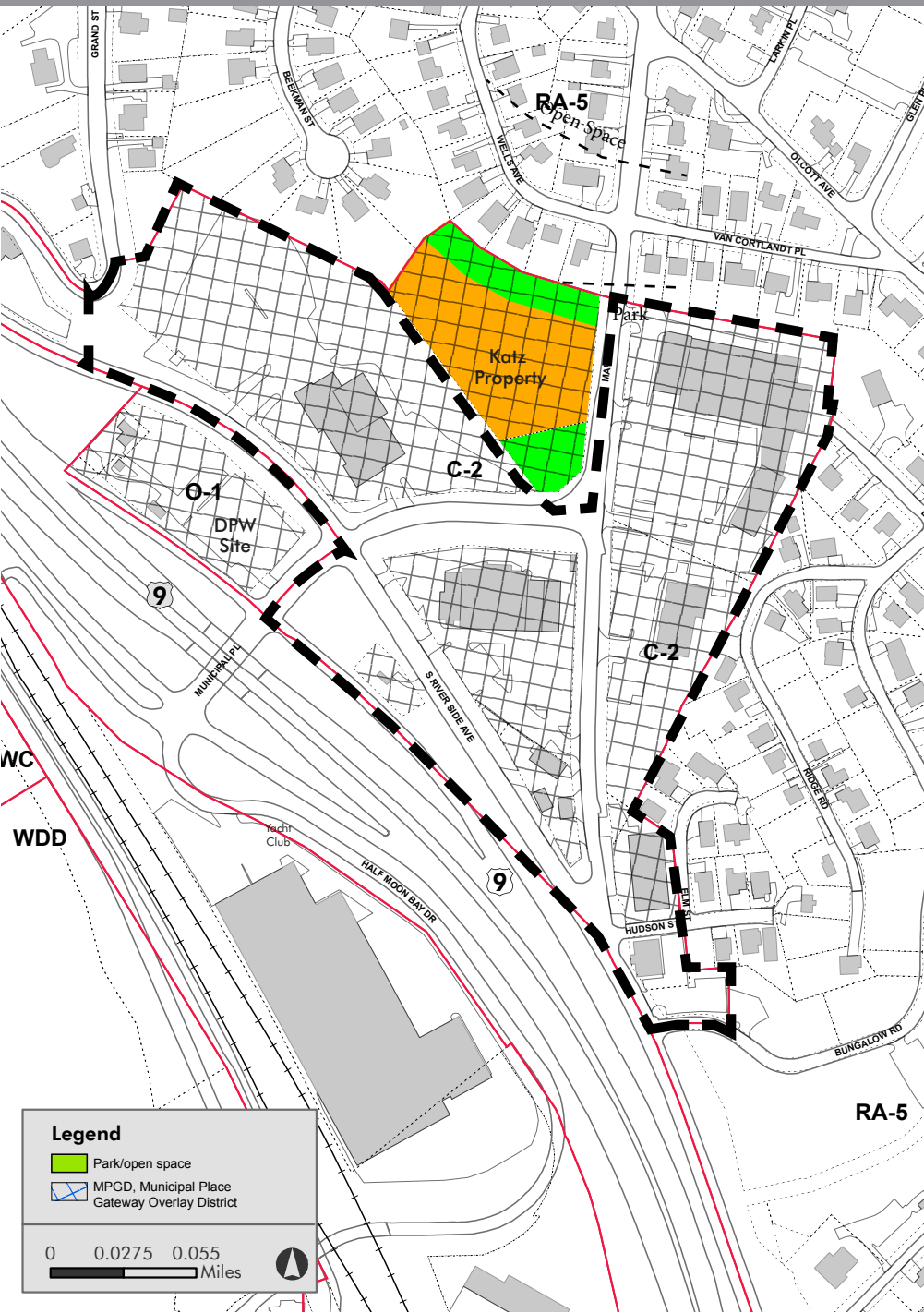
Municipal Place Gateway Overlay District (MPGD)

Additional standards to upgrade the image and function of areas strengthen the overall visual identity of the Village, and improve pedestrian linkages to adjacent residential neighborhoods.



Municipal Place Gateway Area

Zoning Possibilities: Existing Built Shopping Centers

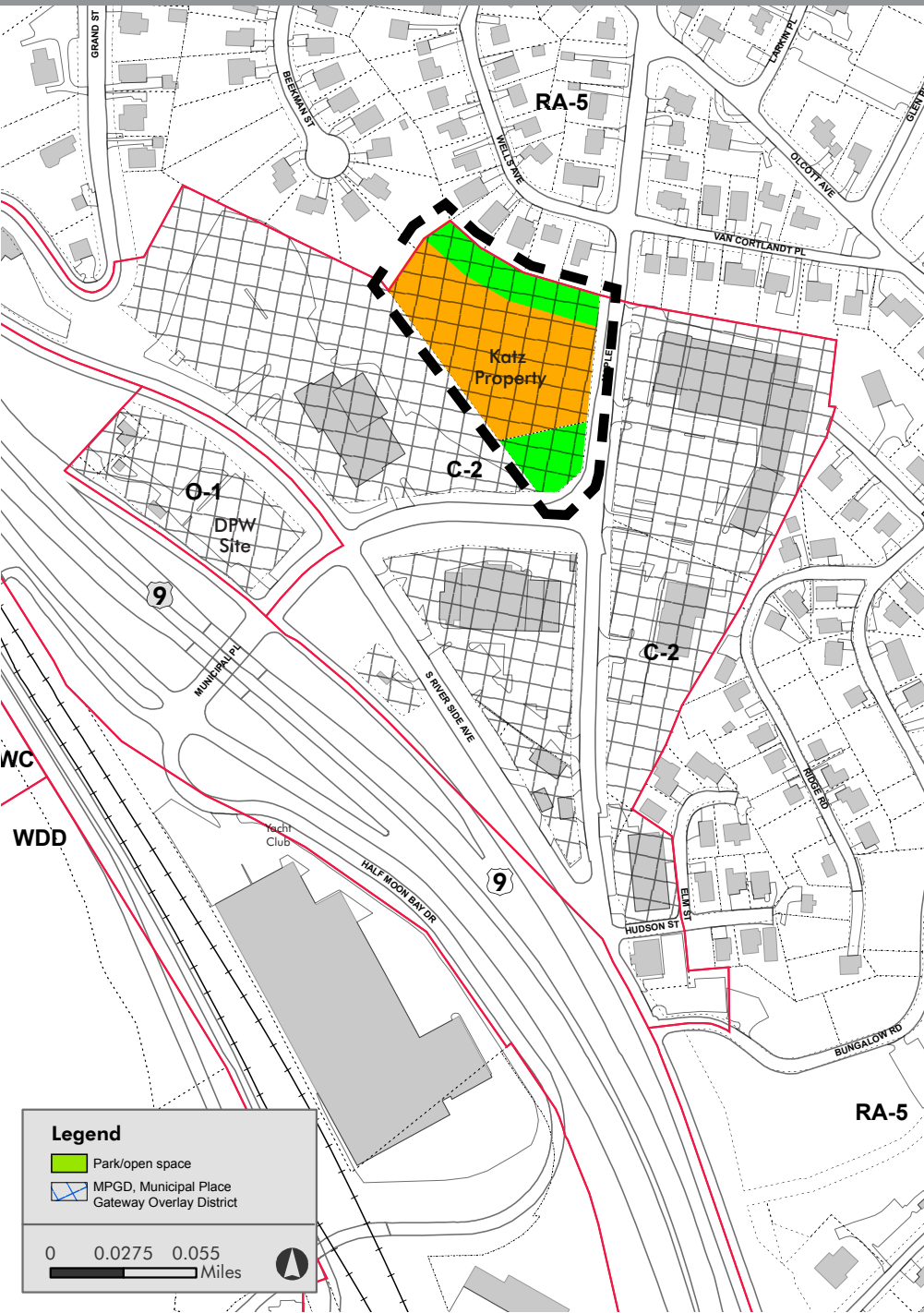


Existing Built Shopping Centers:

*No changes proposed
(responding to public comments)*



Municipal Place Gateway Area Zoning Possibilities: Katz Property



C-2 Zoning would remain but the Municipal Place Overlay District would allow:

- Mixed use (currently allowed) or residential building.
- 35 feet (currently allowed) and 3 stories

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' open space buffer from residential properties on Wells Ave
- Building adheres sidewalk, signage, landscaping, & lighting guidelines

Consistent with Existing Comprehensive Plan

Municipal Place Gateway Area

What We Heard: Building Height

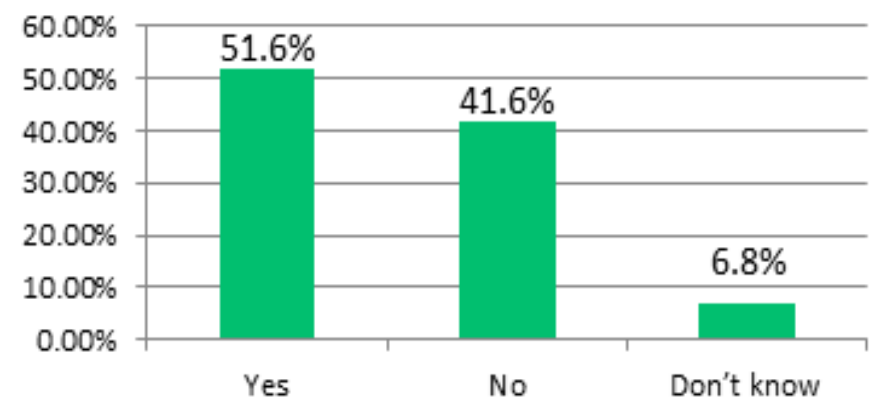
Public Survey:

- Mixed support for 3-stories
(e.g. recent construction in Harmon area)



3 story building in Harmon

Is a height of three stories appropriate in Municipal Gateway?



Municipal Place Gateway Area

What We Heard: Existing Built Commercial Uses

- No clear desire to change use of existing built commercial areas. Keep as a shopping center.
- Desire for additional food & beverage, recreation, and entertainment opportunities.
- Revitalization/reinvestment is needed in some areas
- Improve parking conditions
- Improve aesthetics
- Desire for some public space



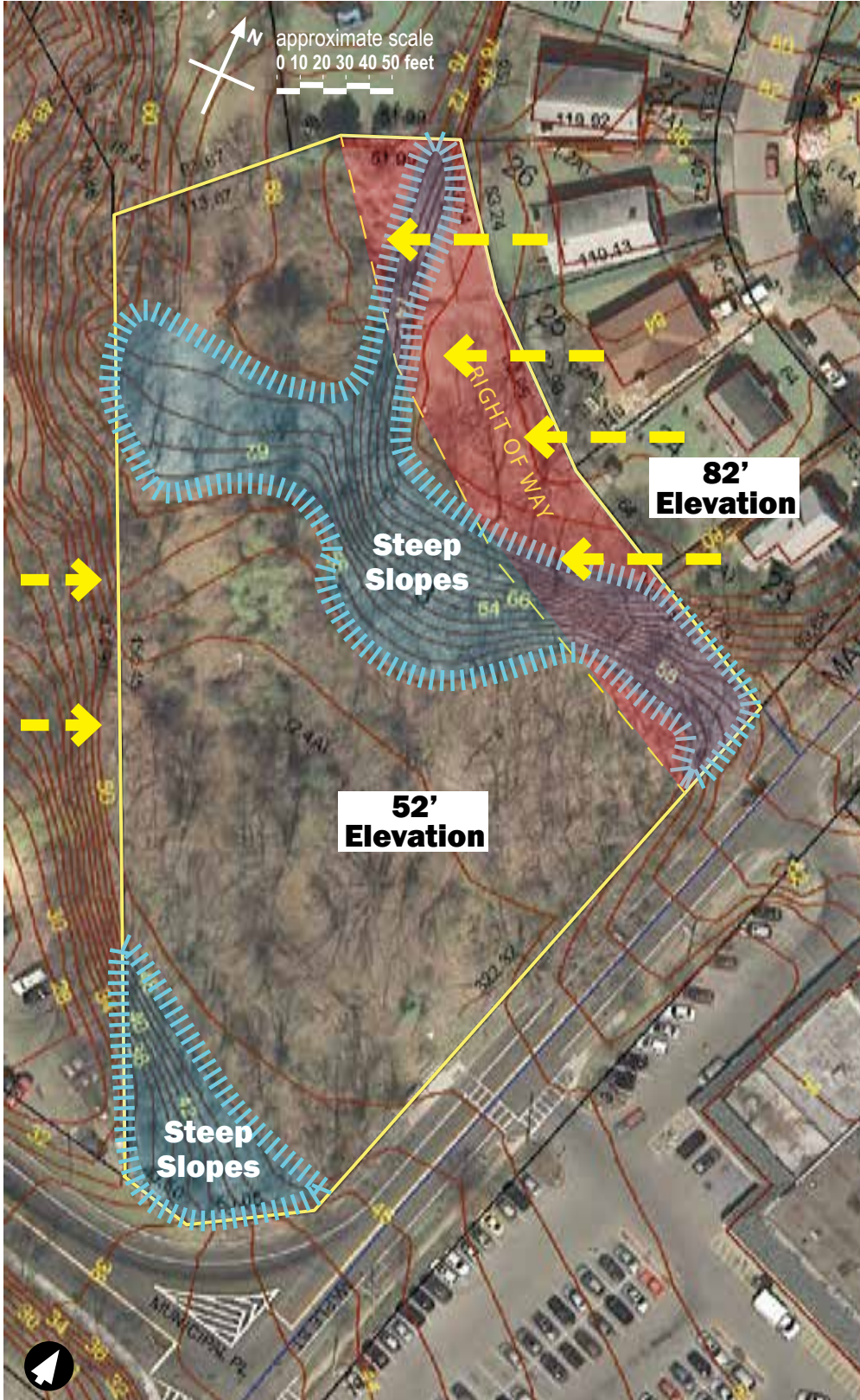
Shopping Plaza



Municipal Place Gateway Area Katz Property (41-51 Maple St.)



Municipal Place Gateway Area Katz Property (41-51 Maple St.)



- Village-owned
- Approximately 2.3 Acres
- ~30 foot elevation change between property and residential homes on Wells Avenue.
- Easement provides a buffer from homes on Wells.
- Highest & best use:
 - There is a market for residential
 - There is a declining market for retail due to online competition.
 - Residential adjacent to residential is more compatible

Municipal Place Gateway Area

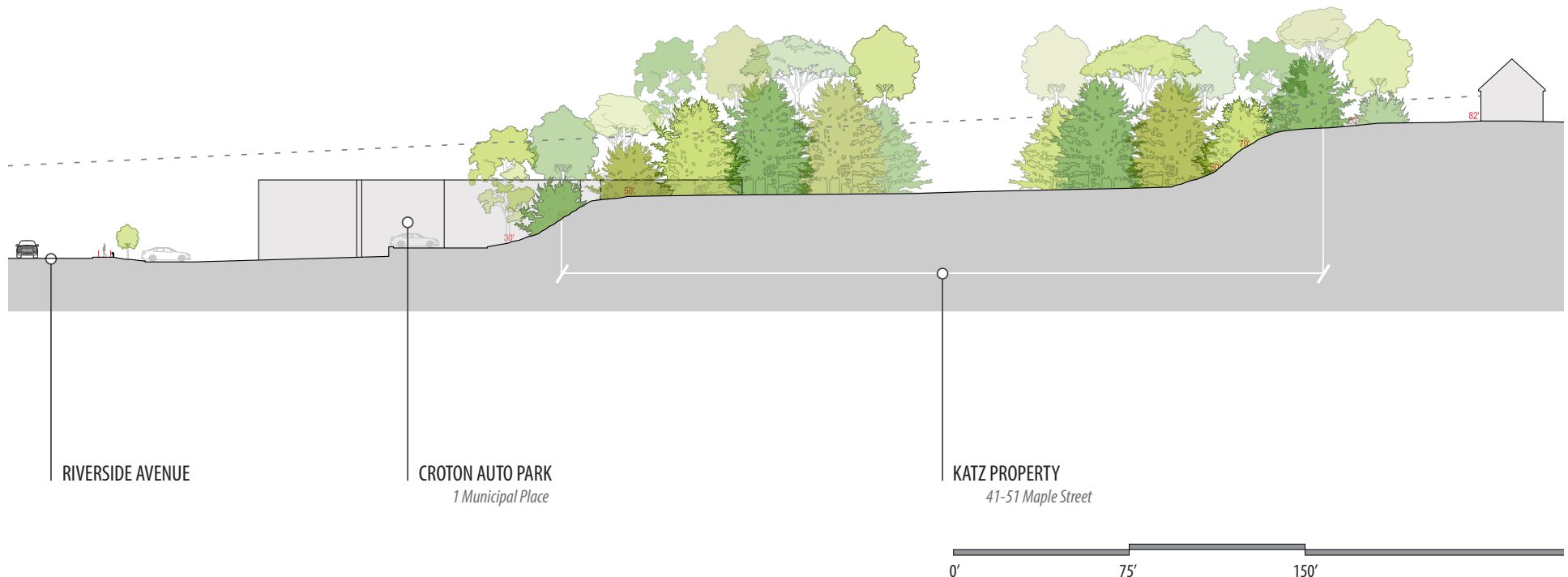
Katz Property: What We Heard

Desired use for site:

- No consensus on best use for site:
 - Some support for mixed-uses
 - Some prefer commercial
 - Some prefer preservation of green space (“leave as it is”)
- Support for creation of a public park

Concerns:

- Need for sidewalks
- Concern about impact to views from upland residential area
- Concern about traffic impact with new development
- Site has been neglected over the years, needs to be cleaned up.



Katz Property: Design Scenarios

Design Considerations:

- Opportunities for public park with gateway monument/signage
- Opportunities for open space preservation
- Views from upland residential areas
- Views from downland areas (i.e. along S. Riverside)
- Sidewalks
- Traffic impacts
- Existing trees

Concept for Discussion



Katz Property: Park Ideas



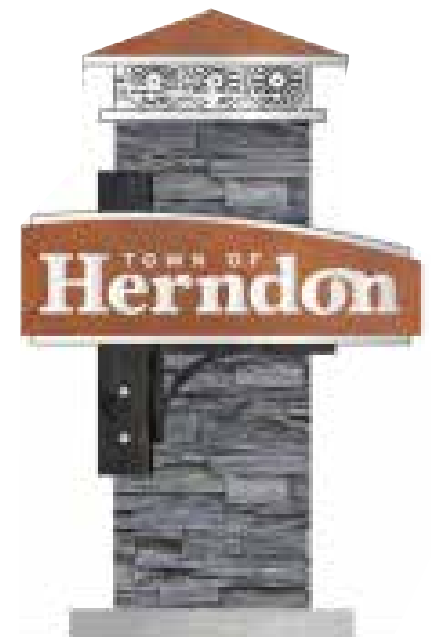
1. Paths and park features



2. Terraced landscaping



3. Meandering benches



4. Gateway signage/
civic monument

Municipal Place Gateway Area

Other Issues

DPW/Skate Park

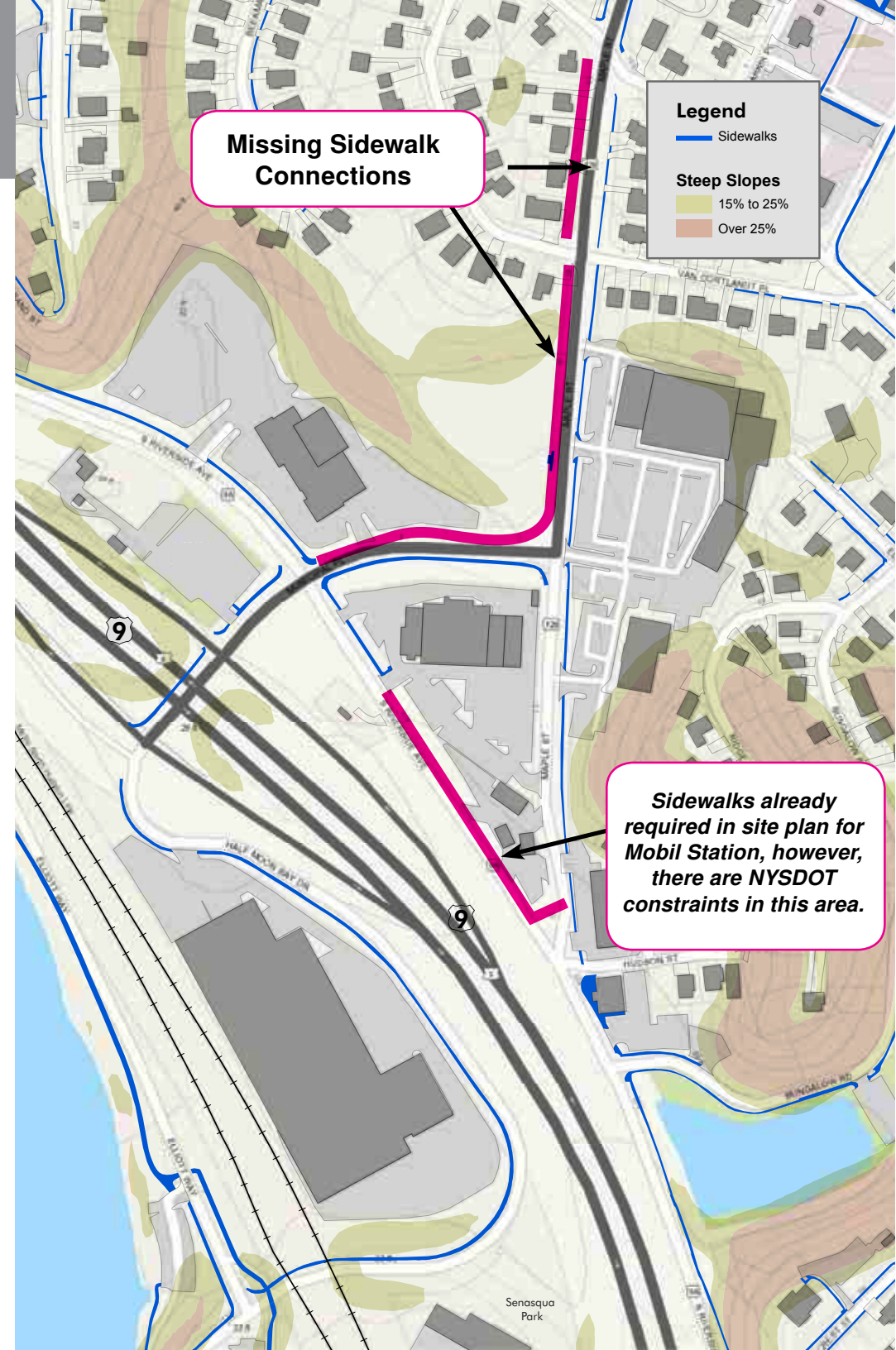
- Concern about the appearance of the site, which is a gateway to the community, specifically the green tent area.
- Could accommodate spillover parking from events on the waterfront.
- DPW is currently using site, no plans to relocate



Municipal Place Gateway Area

What We Heard: Streetscape

- Enhance and unify the functionality of the commercial areas
- Retain existing views to the River and beautify the area.
- Streetscape: Improve walkability and aesthetics
 - Fill in gaps in sidewalk network,
 - Improve lighting, landscaping and benches.
 - Improve signage
 - Create some kind of public civic space
 - Improve connectivity to riverfront for pedestrians & bicyclists



Municipal Place Gateway Area

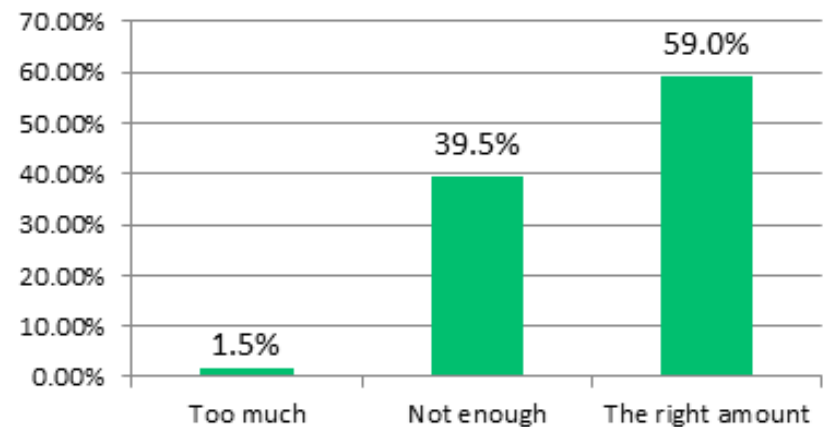
What We Heard: Parking and Circulation

- Parking supply is adequate.
- Area is heavily congested during peak periods. Concern about potential traffic impacts with new development.
- Need for continuous sidewalk network
- Timing of traffic lights should be addressed/studied.
- Concern about pedestrian safety and circulation issues in area around/behind the diner.



Croton Colonial Diner

What do you think about parking availability at Municipal Place?



North Riverside Neighborhood Area



North Riverside Neighborhood Area



Residential areas:
2.5 story residential



Transitional area:
*Offices set back from street,
steep slope in rear*



Core Commercial area:
1-3 story buildings, mixed use



Zoning

C-1 District (Central Commercial)

Permitted Uses:

- Retail,
- Offices,
- Personal service stores,
- Banks,
- Theater,
- Laundry services.

Special Permit Uses

- Light manufacturing,
- Day care,
- Mixed uses, with residential on upper floors, ground floor commercial limited to 5,000 SF.

Height/Setback

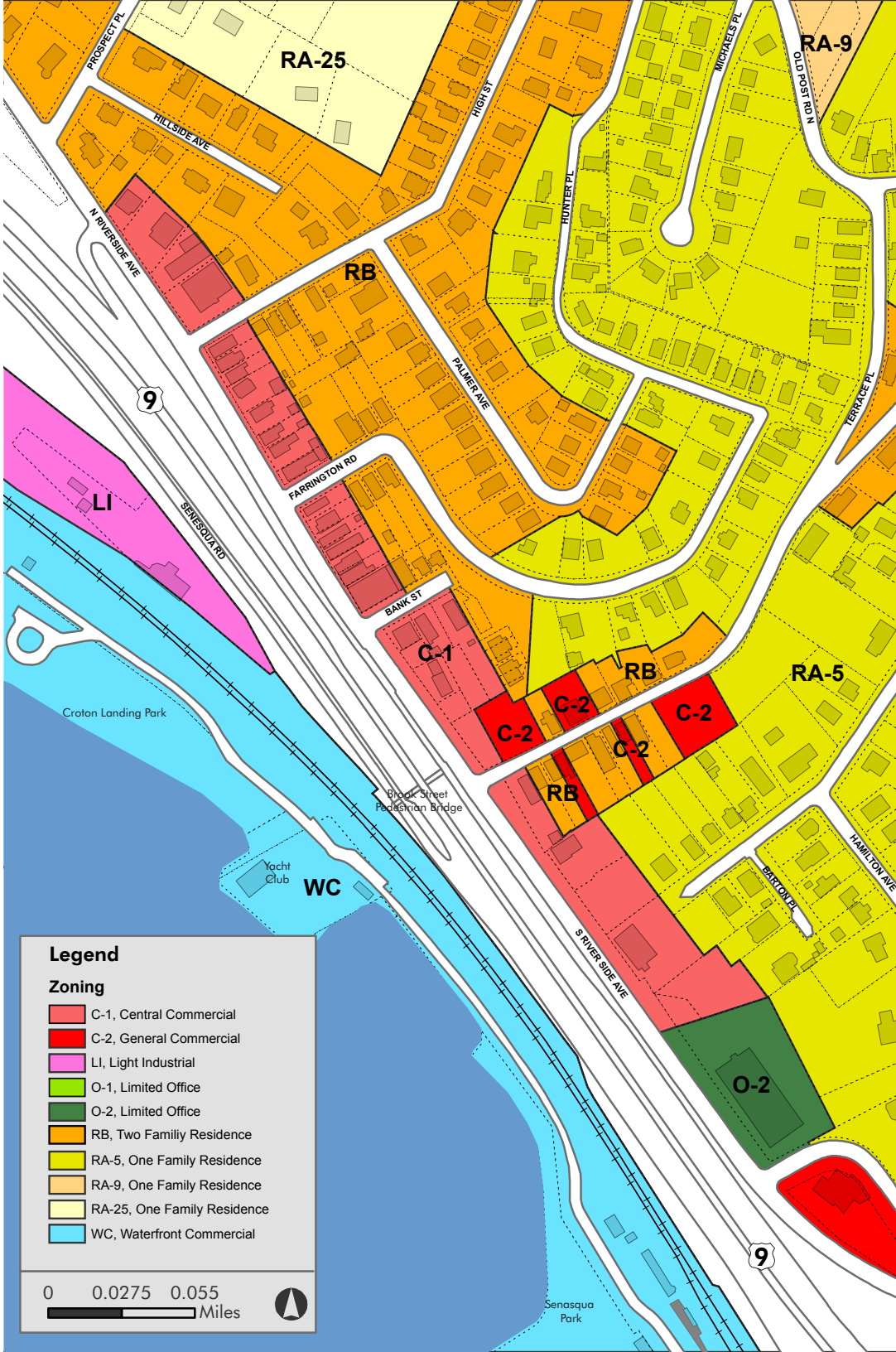
- 2 stories, 35 feet max
- No front-yard setback

Brook Street

- Mixture of RB and C-2 zones

Grand Street

- O-2 and C-2 zones

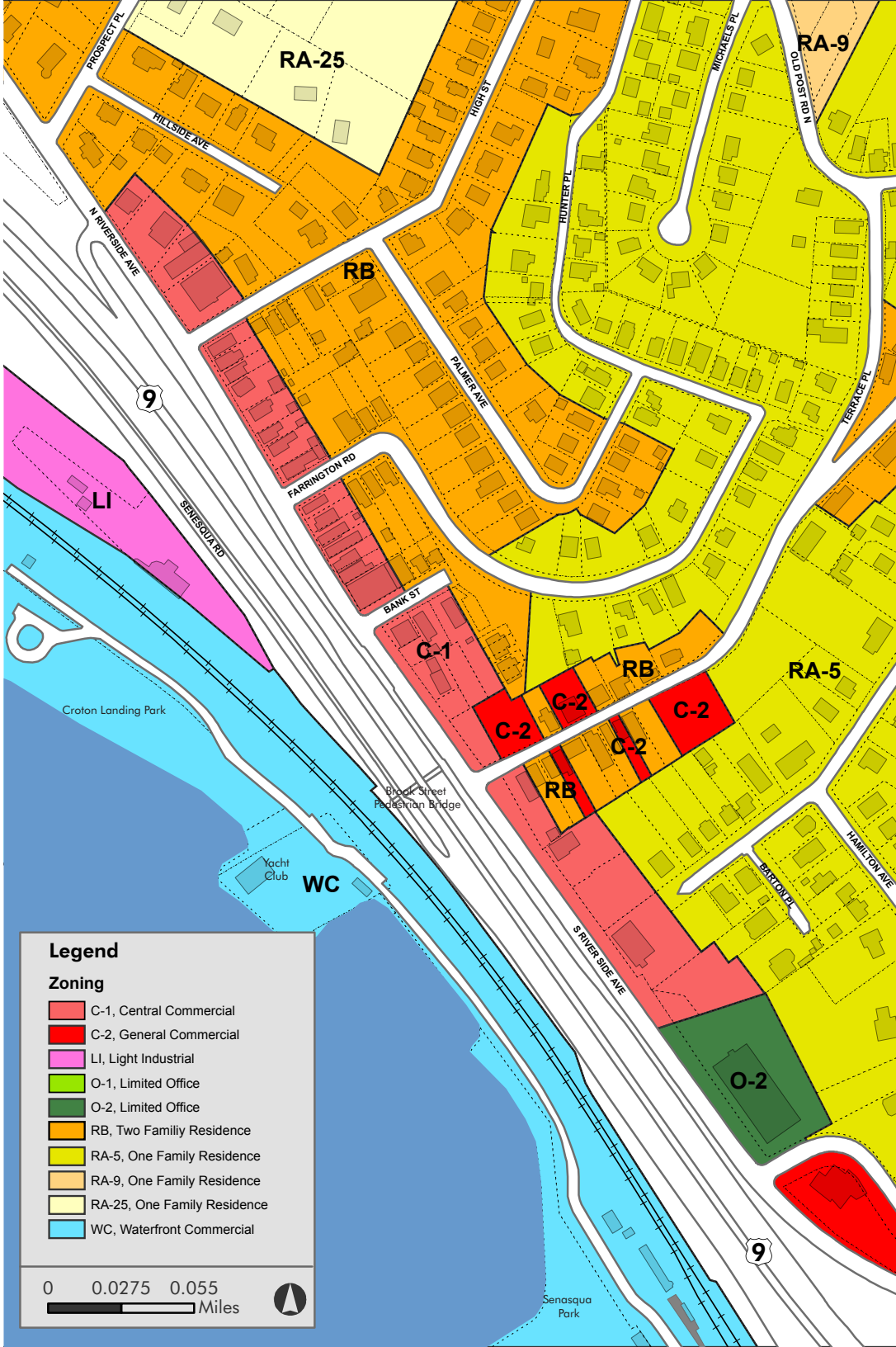


North Riverside Neighborhood Area Potential Zoning Approach:

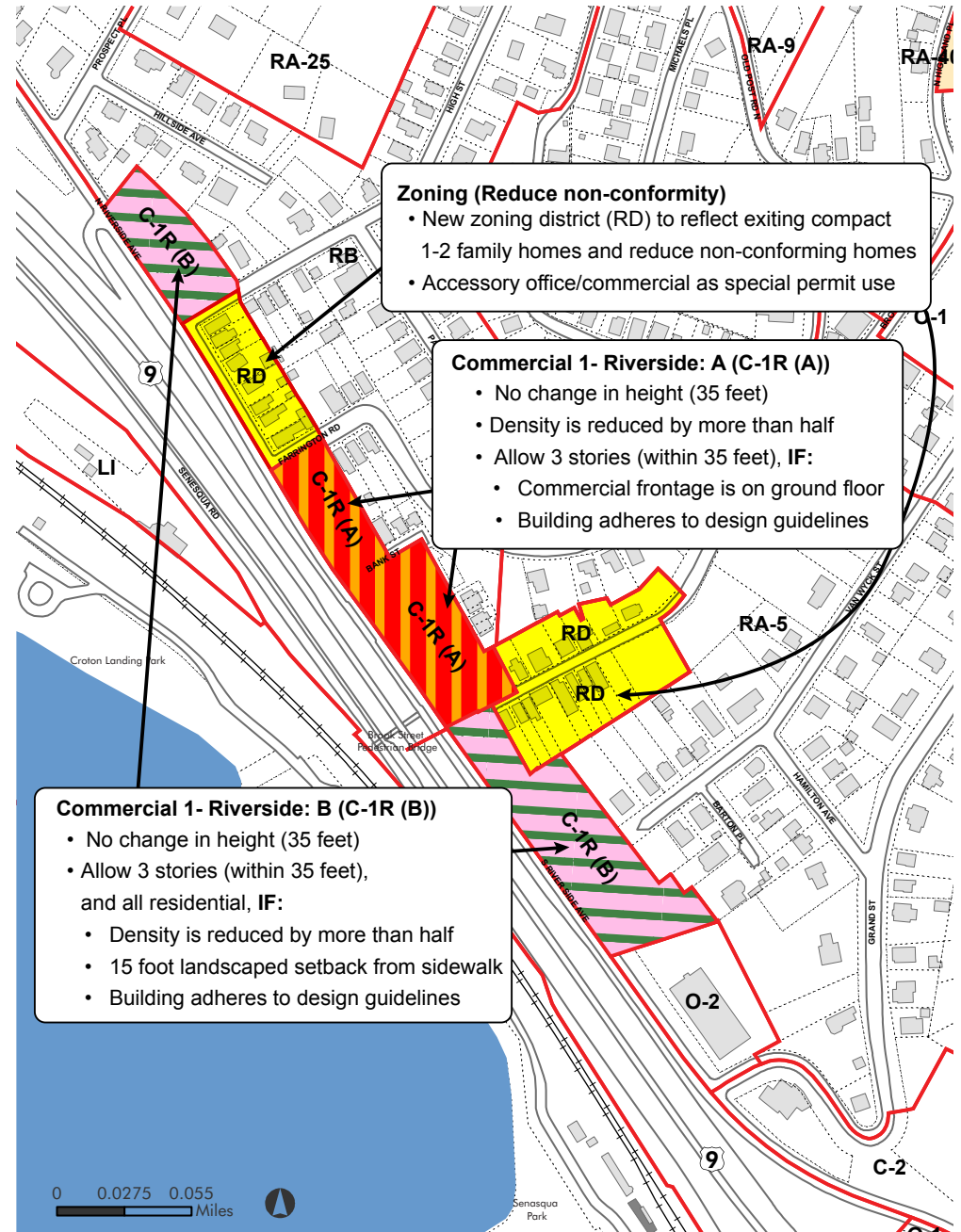
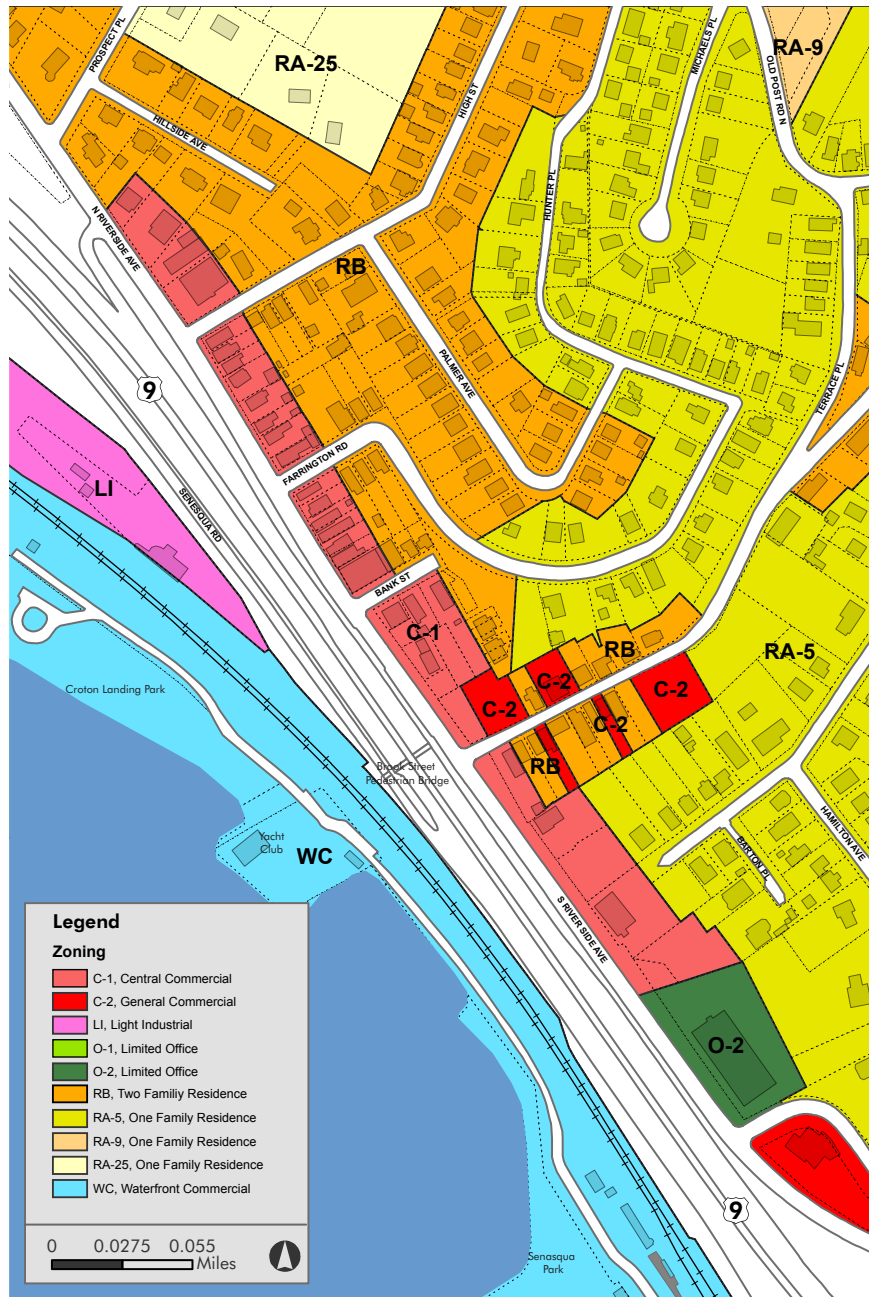
C-1 does not reflect existing built character. There is more than one distinct area along the corridor

Provide some flexibility for property owners and make life easier for non-conforming properties.

Address concern about density and over development.



N. Riverside Neighborhood Possible Zoning Approach



North Riverside Neighborhood Area

Potential Zoning Approach: Core Commercial Area

Core commercial area

- Neighborhood-oriented commercial uses (as currently allowed)
- No changes to allowable height (35 feet).
- Permit 3 stories instead of 2 (within 35 feet).
There 3 story buildings in core area.
- Design guidelines to encourage attractive and facades, signage, lighting, & landscaping.
- Mandate buildings to be built to sidewalk and not set back from street
- Require landscape screening between parking areas and sidewalk.



North Riverside Neighborhood Area

Potential Zoning Approach: Transition Areas

- No changes to allowable height (35 feet).
- Permit 3 stories instead of 2 (within 35 feet).
- Permit residential use
- Limit size (bulk) of allowable residential development to address concern about over-development of area. (Reduce allowable density by more than half)
- Preserve wide and green front yard setbacks. Suggest 15' minimum from sidewalk, No setback currently required
- Beautify gateway entrances with linear trees/ landscaping, and signage



North Riverside Neighborhood Area

Potential Zoning Approach: Residential Areas

- Existing homes are non-conforming. C-1 does not allow 1-2 family homes.
- Fine tune zoning code to reduce non-conformity and reflect character/scale of existing residential area.
- Height (35 feet) remains the same.



North Riverside



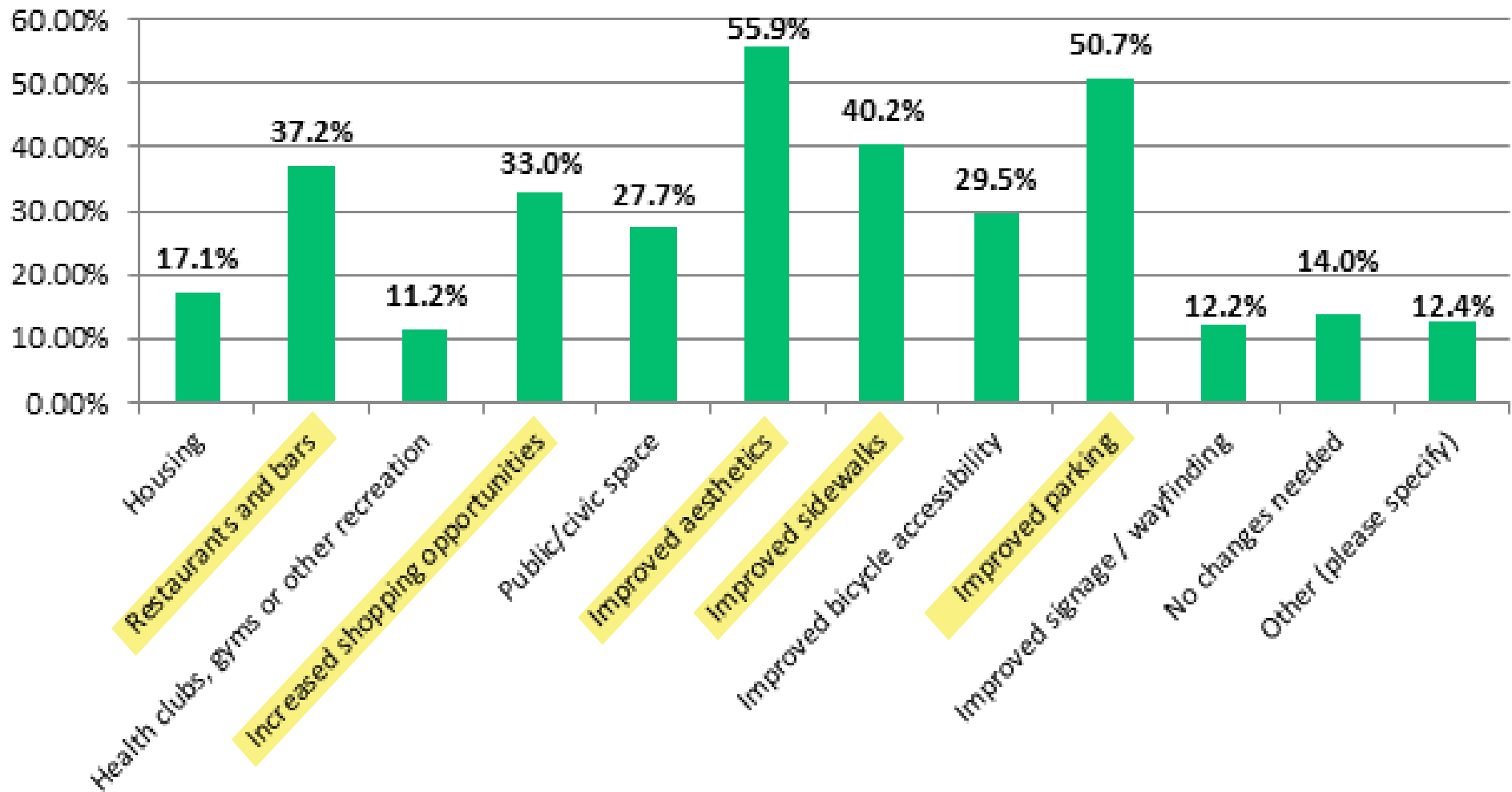
Brook Street



North Riverside Neighborhood Area

What We Heard: Key Takeaways

What types of amenities or other changes do you think would make the area more desirable?

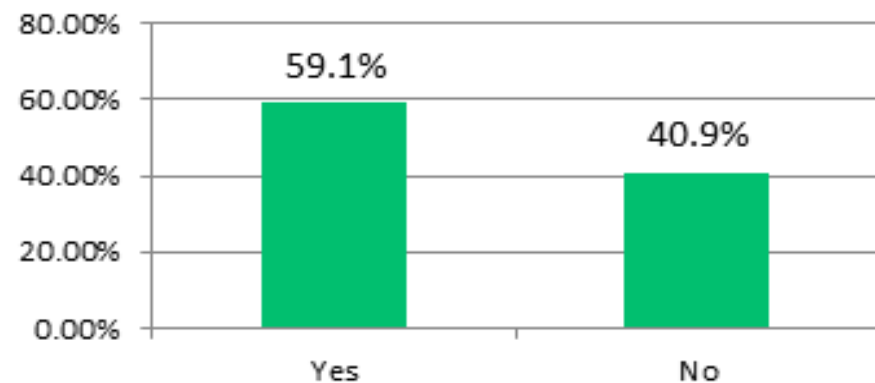


North Riverside Neighborhood Area

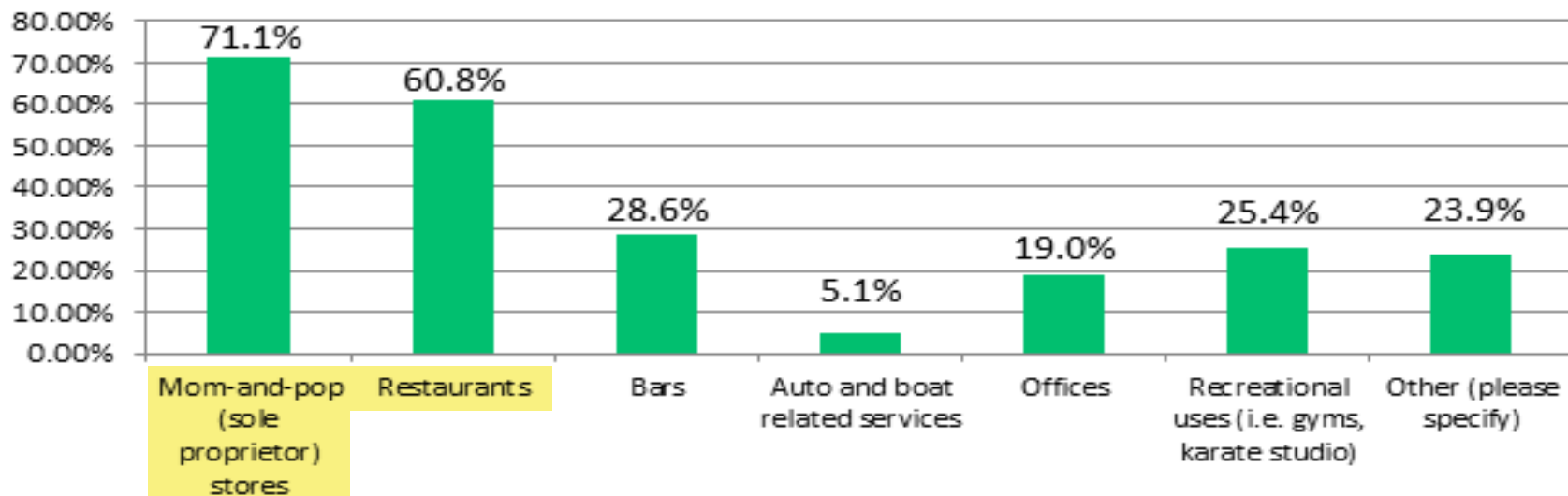
What We Heard: Businesses

- Increase maintenance on existing commercial areas.
- Fill in the vacancies with local, diverse businesses. No support for big-box stores, auto repair, and chain stores.

Would you like to see additional businesses?



If so, what types of businesses would you like to see?



Note: Percentages do not add up to 100% because participants were asked to check all that apply.

North Riverside Neighborhood Area

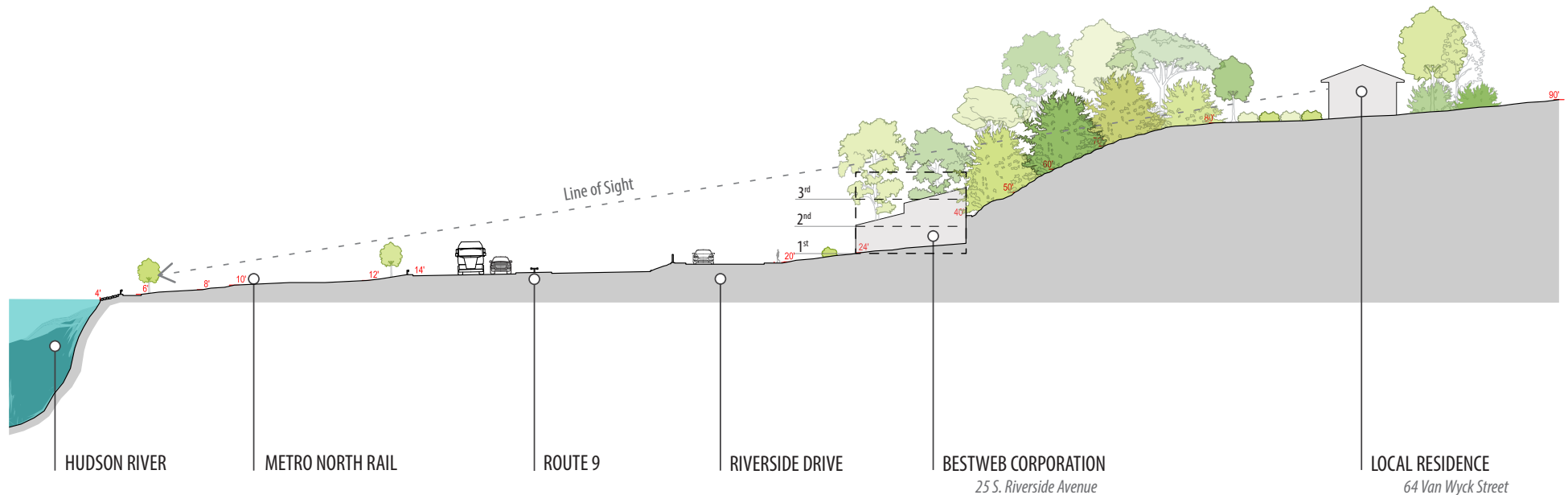
What We Heard: Height and Setbacks

Public comments:

- Retain existing views to the Hudson River.
- Concern about over-development

Site Attributes

- Significant slope at rear of properties. Buildings are not seen from upland areas.
- NYSDOT requires 15' setback be maintained from highway ROW.
- C-1 does not require front or side yard setbacks, may be appropriate to maintain character.



North Riverside Neighborhood Area

What We Heard: Streetscape

Are there areas that should be made to feel more walkable

- Need for continuous sidewalks, and crosswalks at key intersections.
- Upgrade sidewalks near the restaurants and businesses.
- Slow down traffic
- Priority intersections:
Brook Street and High Street
- Crosswalks needed at the firehouse and Farrington Road.
- Improve pedestrian connection to waterfront and the Upper Village
- Not enough parking for commercial uses. Also an issue for residential uses on Brook Street
- Landscaping on west side of road to screen Route 9 (NYSDOT cooperation needed)



South Riverside and Brook Street



Landscaping on west and east side of South Riverside

North Riverside Neighborhood Area

Non-conforming uses

Nonconforming use:

Land use or structure that was legal when established but does not conform to current zoning ordinance

“Grandfathered use:”

May lawfully continue at the size and in the manner of operation

Burden for property owners:

- Modifications to property may require variance
- Effects financing from banks

Residential Areas



Most or all buildings do not comply with zoning with regard to height (2.5 stories), Use (1-2 family residential homes), and parking (on brook street)

Commercial Core Area

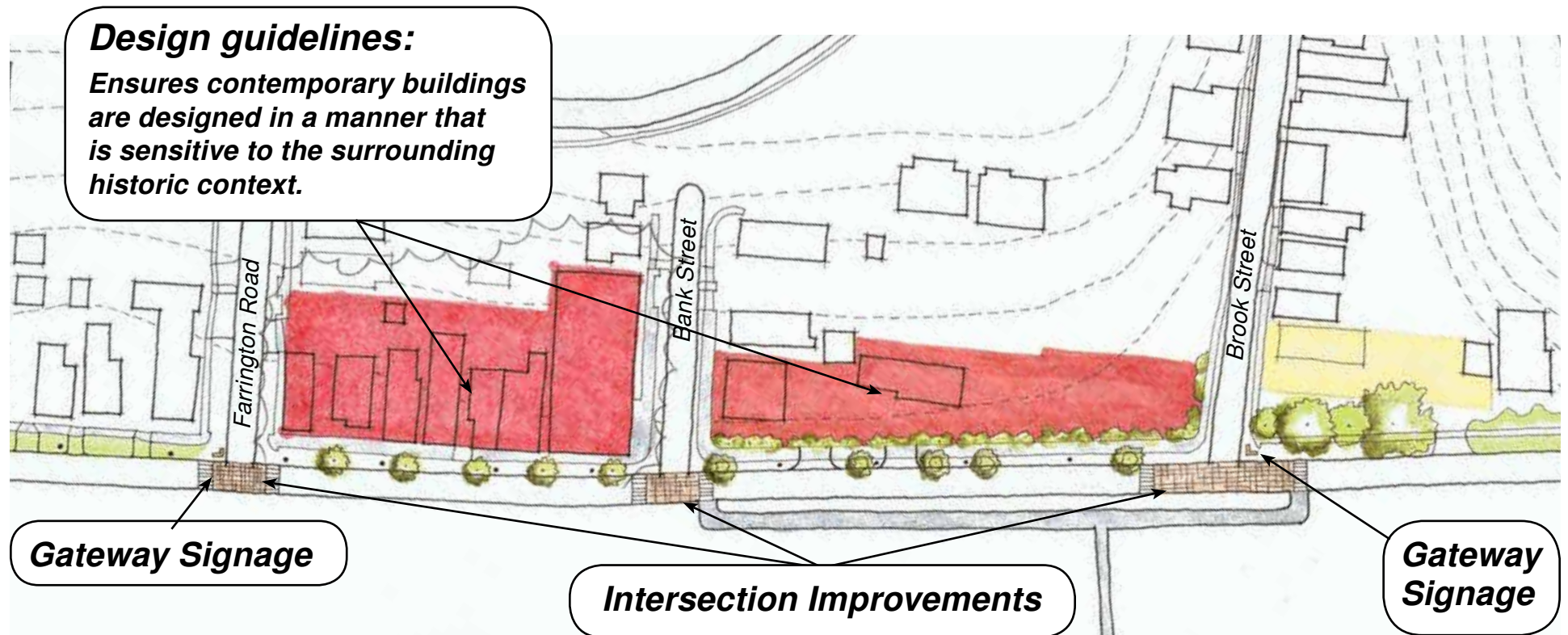


3-story buildings not permitted



Auto-repair use is not permitted

North Riverside Neighborhood Area Potential Streetscape Improvements



Landscape screening at parking lot



Parking signage, Freeport, NY

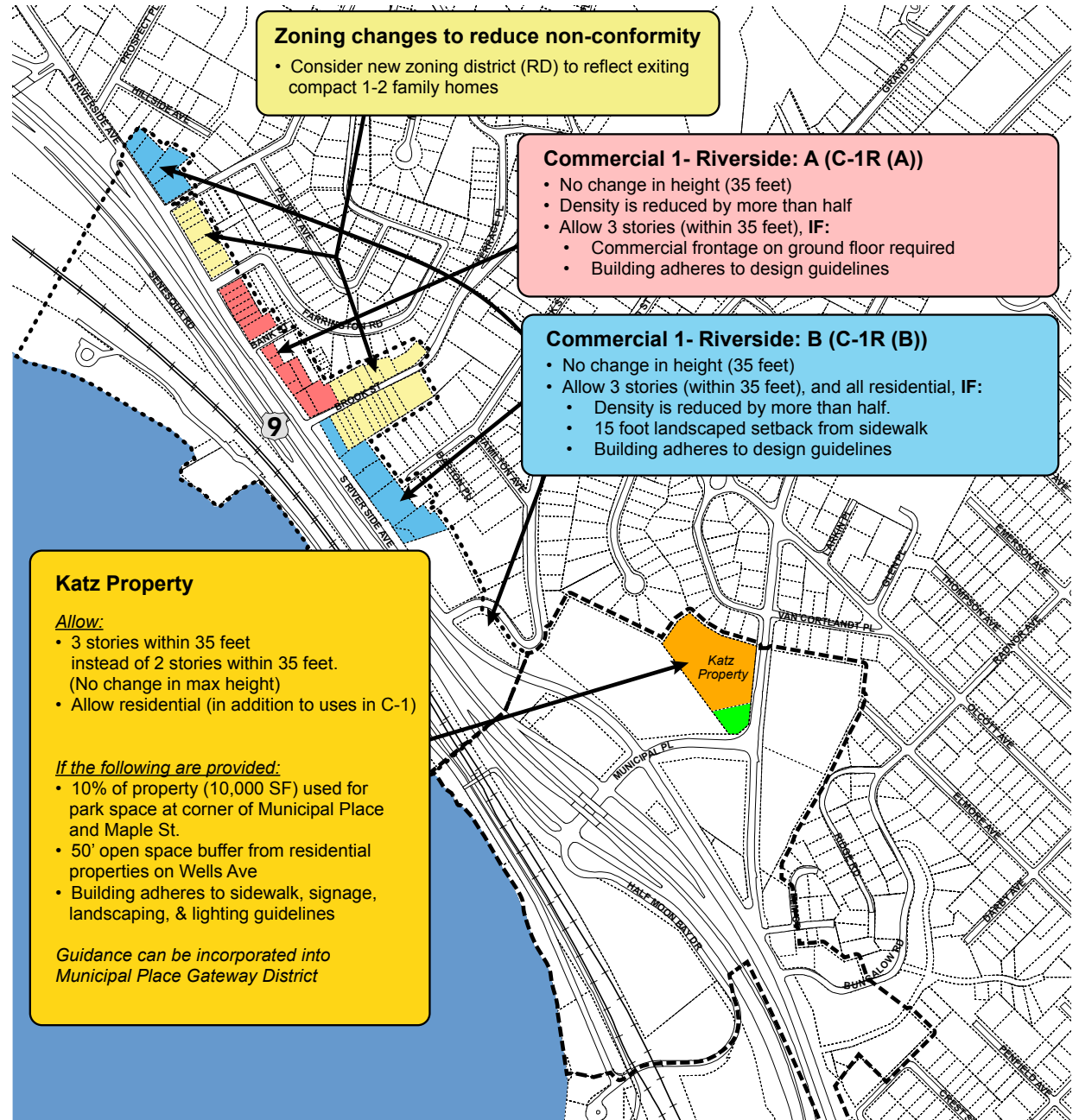


Intersection treatment in Rye, NY

Next Steps

Summary of Planning/Zoning Strategy

- Keep height the same (35 feet) in all areas.
- Do not increase density or bulk of buildings. 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.



Next Steps

Roundtable Discussions

Roundtable Discussions (45 minutes)

- Municipal Place Gateway Area
- North Riverside Neighborhood Area

Report Back (30 minutes)

