



MUNICIPAL PLACE GATEWAY AND NORTH RIVERSIDE NEIGHBORHOOD ZONING STUDY

1ST PUBLIC WORKSHOP MEETING SUMMARY

MEETING DATE: MARCH 21, 2019

Prepared on behalf of:

The Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520

Prepared by:

BFJ Planning
115 5th Avenue
New York, NY 10003
www.bfjplanning.com



BFJ Planning

Introduction

The Municipal Place Gateway and North Riverside Neighborhood Zoning Study is a Village-led effort to develop a land use plan for two adjacent commercial areas: the Municipal Place Gateway (the three retail areas near Maple Street and Municipal Place) and the North Riverside Avenue Corridor (see study area below). This planning process will help the Village to set a course for future development and redevelopment that will provide opportunities for appropriate growth, improved linkages to adjacent neighborhoods, and an enhanced visual environment. Community outreach is a critical component of the Plan to ensure the vision for future development meets local needs.

This project is managed by a working group comprised to oversee project deliverables and ensure that the study meets aforementioned Village goals. The working group includes the following people:

- 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

The planning process includes a host of opportunities for community input to define a set of realistic and publicly supported development goals and objectives for the area. This memo summarizes the first of two public workshops, which was held on Thursday, March 21, 2019 at the Harmon Firehouse Meeting Room. The public workshop drew a large crowd that was engaged in the current issues facing the two commercial areas. There were approximately 60 participants in attendance.

Preliminary findings for the study will be presented to the public for review at a second public meeting (date TBD). Other public outreach efforts will include an online survey, stakeholder interviews and focus groups. There will also be presentations and public hearings with the Village Board of Trustees before any outcomes resulting in proposed zoning changes can be adopted.



Study Area

Workshop Agenda

- 1. Welcome/Introductions by Mayor Brian Pugh**
- 2. Presentation**
 - Introduction and Purpose of Study
 - Land Use and Zoning Analysis of Municipal Place Gateway Area
 - Land Use and Zoning Analysis of North Riverside Neighborhood Area
 - Preliminary Zoning Approach Concepts for Two Areas.
- 3. Town Hall Meeting (Question and Answers)**

Presentation

The workshop began with an introduction from Mayor Brian Pugh. Mr. Pugh explained the purpose of the project and acknowledged the working group responsible for guiding the process. Representatives from BFJ Planning then discussed the purpose and timeline of the project along with a preliminary analysis of planning issues for the two commercial areas, as identified by the Village, the working group and prior studies such as the Village's Comprehensive Plan. The presentation slides are attached to this summary report.

1. Overview of the Study and Project Approach

Frank Fish, Principal at BFJ Planning, introduced the project with an overview of the planning process, including the scope and objectives for the study, the project timeline, and public outreach efforts. The process includes a second public workshop, meetings with stakeholders, a public survey (which went live as of March 21) and monthly working group meetings to discuss project progress and updates.

2. Existing Conditions

Noah Levine, Senior Associate at BFJ Planning, described the existing conditions of the Study Area including the land use, current zoning, sidewalk connectivity and conditions, and environmental constraints.

3. Preliminary Ideas and Observations

Mr. Levine then presented an overview of issues and opportunities in the Study Area including potential sites for redevelopment (i.e. the Village-owned Katz Property). He then discussed potential issues with the existing zoning and presented preliminary zoning concepts for discussion with the wider group. These concepts were preliminary ideas meant to begin the discussion for what should or should not be done in these two commercial areas.

Town Hall

Following the presentation, the public was invited to participate in a town hall meeting where the floor was opened to the public to voice their concerns, recommendations, and feedback about the approach to the study. The key themes were documented. The major feedback drawn from the public workshop are summarized below.

MUNICIPAL PLACE GATEWAY AREA

Redevelopment of Existing Commercial Uses:

There were mixed opinions as to whether the Village should promote development in this area. It was expressed that the current area, which is dominated by strip-style commercial is not an attractive entrance to the rest of the Village. Some residents commented that there is a need for revitalization which includes a mix of uses as opposed to one that is solely a commercial strip center. It was mentioned that restaurants and bars at this location would be a desirable uses as there are few places in the Village to get a drink or food with a view of the river. There would be views of the Hudson River from buildings with a 2nd floor at Municipal Place area.

A number of residents expressed concern that new development would increase the amount of traffic on streets that are already heavily congested during peak periods. There was also a concern about building heights that would obstruct views of the river from upland areas.

Residential Neighborhood behind Colonial Diner:

There was concern about the potential impacts of any zoning changes to the residential community behind the Croton Colonial Diner (Hudson Street and Elm Street). The residential neighborhood was described to be impacted by the adjacent businesses along South Riverside including the diner and adjacent shopping center. It was expressed that the residential area is already impacted by businesses that are there now. Quality of life concerns include availability of parking (e.g. commercial customers using on-street parking in residential area), unscreened trash areas, commercial parking in vacant areas zoned for residential use, and safety issues attributed to cars pulling in and out of the diner area. It was expressed that the shopping center at 2 Maple Street is unsightly, especially from rear of building. It was requested that the Village increase enforcement of these issues.

It was commented that the diner parcel should not be a candidate for increased density as the area cannot accommodate more traffic. Circulation and traffic issues are a concern for the residential neighborhood. One issue is that these two residential streets only have one entrance/exit at South Riverside Avenue. This presents safety challenges. For example, because school buses cannot turn around on these side streets, they have to stop along S. Riverside Ave which is highly trafficked during pick-up and drop-off hours.

Katz Property:

There were mixed opinions about what type of development would be appropriate at the Katz property. Some residents supported residential or mixed-use development. Others expressed concern about how new development would add to traffic or would impact views from upland areas. If any redevelopment were to be proposed for the Katz property, traffic in and out would need to be carefully studied. One

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resident expressed that the Village should value the site's value as green space, as it is one of the last open spaces in the Village. There was also concern about potential environmental issues as the property has been neglected and people have left trash at the site over the years.

Traffic/Circulation:

Traffic and circulation was a concern as the area is already highly trafficked during peak commuting periods. Participants commented that it is essential that any new development include infrastructure upgrades (in particular roads), to ensure that they don't impact surrounding community. It was expressed that the timing of traffic lights around Municipal Place Gateway is a source of congestion and needs to be addressed/studied. Traffic at Municipal Place and South Riverside Ave is also an issue; it was asked whether a left-turn lane could be accommodated.

DPW/Skate Park Area:

A couple of comments were made about the site along Municipal Place currently utilized by the Department of Public Works. It was mentioned that there is a County easement through the site which constrains its use. There were concerns about the appearance of the site, which is a gateway to the community, specifically the green tent area. It was requested that a plan be developed for the site by the Village.

NORTH RIVERSIDE NEIGHBORHOOD AREA

Concern about 3-story development and increased density:

There was concern expressed by a few residents about potential over-development of the office area around Grand Street if it were rezoned. New development would have the potential to negatively change the character of the neighborhood. There was concern that a three-story building along South Riverside Avenue will obstruct views of the Hudson River from upland residential homes. Some residents stated that there is not an appetite for any large redevelopment along the corridor. There was a lot of opposition to a prior redevelopment proposal for a lot on North Riverside Avenue.

Area around Brook Street:

Concerns were expressed about potential zoning changes in the areas around Brook Street. This area has historically been mixed-use and changing it to residential alone would be a problem. Parking is also a issue along Brook Street. Parking can only be accommodated on the street, and it is often taken by commercial uses. There needs to be additional parking reserved for the residential uses.

Non-conforming uses:

There was a question about non-conforming uses and whether they would be allowed if a zoning changes were to occur. The example given was the boat repair shop on North Riverside Avenue. It was explained that if zoning were to change, and the current use was no longer allowed, the existing use would be grandfathered; not be required to change. A property can also continue to be used in the same way if it is a prior non-conforming use.

OTHER ISSUES/PRIORITIES

Walkability/Streetscape:

A number of residents expressed the desire to have more connectivity for pedestrians and bicycle riders between the residential neighborhoods, the commercial areas studied and the waterfront. For example, Route 9 is a barrier to the waterfront. We need improved and more attractive connections across this road.

Waterfront Commercial

Support was expressed for some dining along the waterfront. Other communities have this and it has been very successful. Maximizing the riverfront could help bring people into the Village.

Public Outreach:

Some residents asked the Village to increase the amount of public outreach for this study. It was requested that adjacent property owners be included in additional focus group meetings.

Market Research

The community would like for the plan to include some information on market forces to show what type of development is financially feasible in these two study areas. The plan needs to be data driven.

Other:

It was asked whether the study would consider housing for village employees, volunteers, etc.

Appendix: Public Workshop Presentation

Municipal Place Gateway and North Riverside Neighborhood Zoning Study



*Public Meeting #1
March 21, 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

Introduction and Purpose of Study

The Village is considering updating zoning for the Municipal Place Gateway and the North Riverside Avenue Corridor with a view to enhancing the vitality of the two areas.

The study will help the Village to set a course for future development and redevelopment that will provide opportunities for appropriate growth, improved linkages to adjacent neighborhoods, and enhanced visual environment.



Introduction and Purpose of Study

Municipal Place Gateway Area:

- Enhance and unify the functionality of the commercial areas
- Improve walkability and aesthetics
- Advance gateway design guidelines toward implementation
- Direction for the Village-owned properties, including:
 - “Katz Property” (across from the Post Office/CVS parking lot)
 - Former wastewater station site (aka skatepark) (across from Croton Auto Park)
- Determine potential for residential uses.



Introduction and Purpose of Study

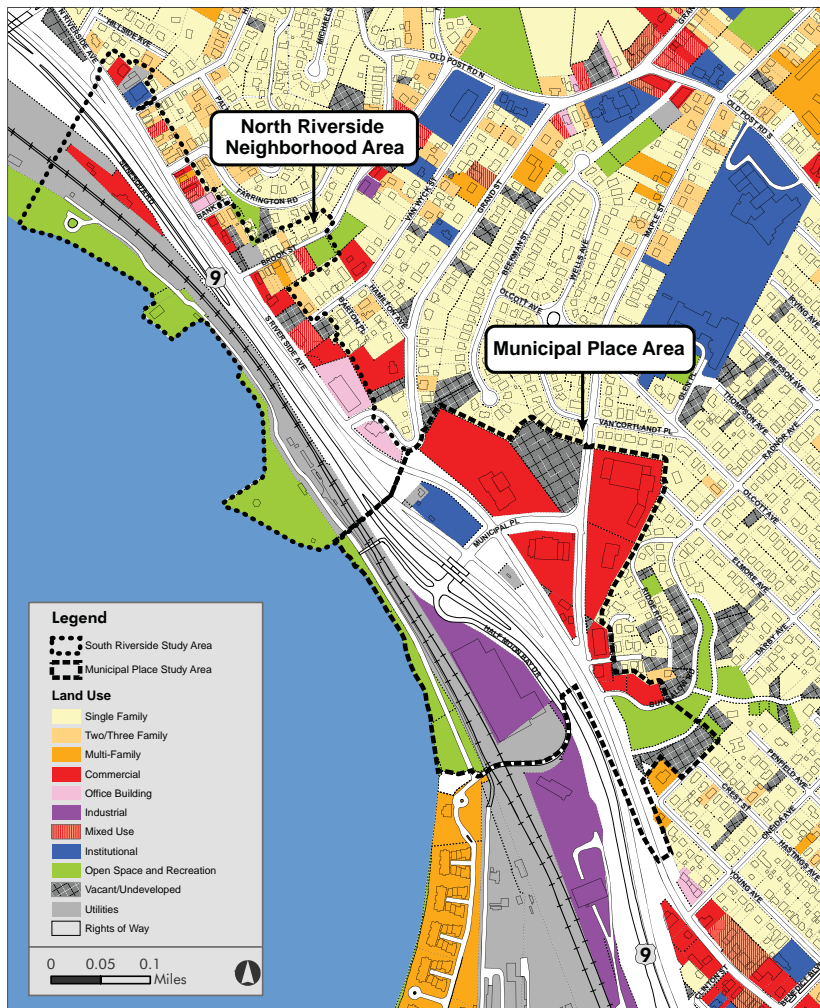
North Riverside Neighborhood Area:

- Make the corridor more attractive and cohesive visually (i.e. through sidewalks, lighting, street trees and signage);
- Improve safety and accessibility to pedestrians and bicyclists, and increase parking availability;
- Consider, upon input from the public, more flexible zoning standards that allow mixed-use and/or allowing a third story;
- Make the corridor more commercially viable; and
- Improve connectivity to riverfront for pedestrians, bicyclists, and drivers.



Timeline

TASKS	2019											
	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												



Land Use

North Riverside Neighborhood

- Offices,
- Auto related uses
- Commercial uses
- Mixed-use
- 1-2 family residential

Municipal Place Gateway

- 3 Shopping centers
- Automobile sales
- Vacant "Katz Property"
- Gas station
- Diner
- Village-owned site used by DPW

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Municipal Place Gateway Area



4: Van Wyck 1 Shopping Center



5: Van Wyck 2 Shopping Center



6: Shopping Plaza



1: DPW Site



2: Croton Auto Park

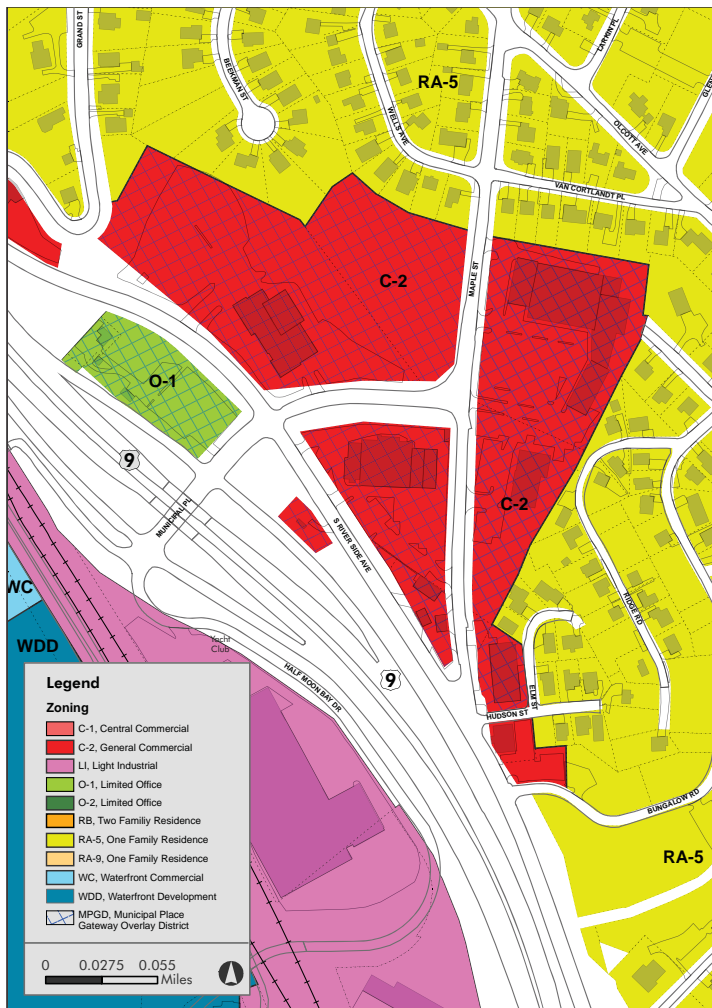


3: Croton Commons Shopping Center



7: Croton Colonial Diner

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Existing Zoning

C-2 District (General Commercial)

Permitted Uses:

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

Special Permit Uses

- Retail stores,
- Motor vehicle service station,
- Storage or repair garages,
- Hotel/inn,
- Automobile sales
- Mixed uses, with residential on upper floors, ground floor commercial limited to 5,000 SF.

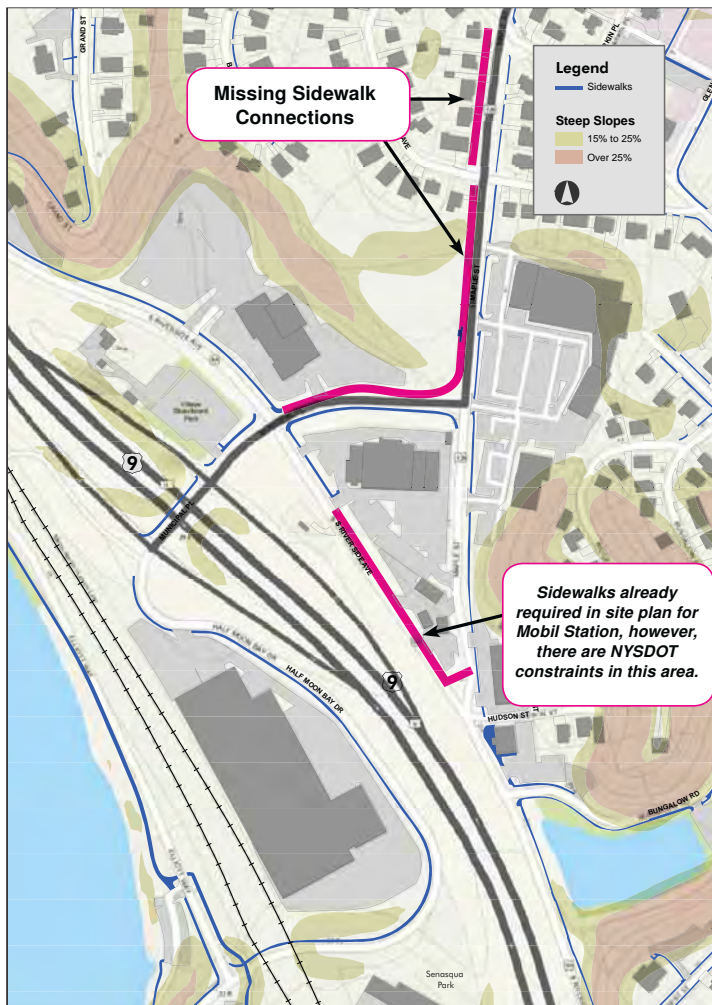
Height/Bulk

- 2 stories, 35 feet max
- 0.5 Floor Area Ratio (FAR)

Municipal Place Gateway Overlay District (MPGD)

Standards to upgrade the image and function of gateway areas and improve pedestrian linkages to adjacent residential neighborhoods.

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Topography and Sidewalks

Municipal Place Gateway Overlay District (MPGD) Requirements:

- Promotes installation of sidewalks with any new development.
- Paving treatments consistent with the sidewalk design incorporated in the North Riverside at Brook Street and Upper Village commercial areas.
- Landscaping and signage regulations.
- Promotes streetscape improvements including pedestrian-scale lighting and other streetscape features similar to those used in the North Riverside at Brook Street or Upper Village commercial areas

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41-51 Maple Street (Katz Property)

Site considerations:

- Approximately 2.3 Acres
- 2 stories max. 0.5 FAR
- 20-30 foot elevation change between property and residential homes on Wells Avenue
- Right of way easement

Development under existing zoning:

- ~50,000 square feet of buildable space allowed (50% of site if one story building)
- ~36,000 square feet of parking (~36% of site)
- ~14,000 square feet of landscaping/open space (14% of site)

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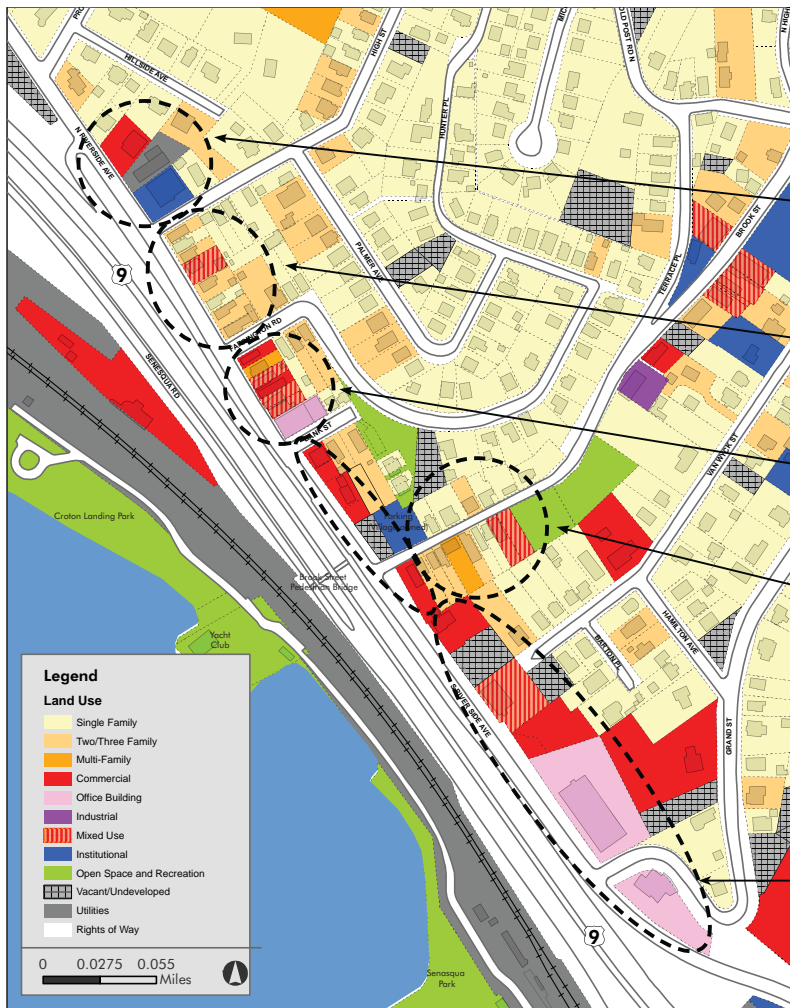


41-51 Maple Street (Katz Property)

Consider, based on public input, whether to:

- **Allow 2 or 3 stories**
- **Allow residential-only uses or mixed-use commercial and residential without limit on ground floor retail**
- **Incentivize for provision of park space**
- **Incentivize green buildings, landscaping and streetscape improvements**

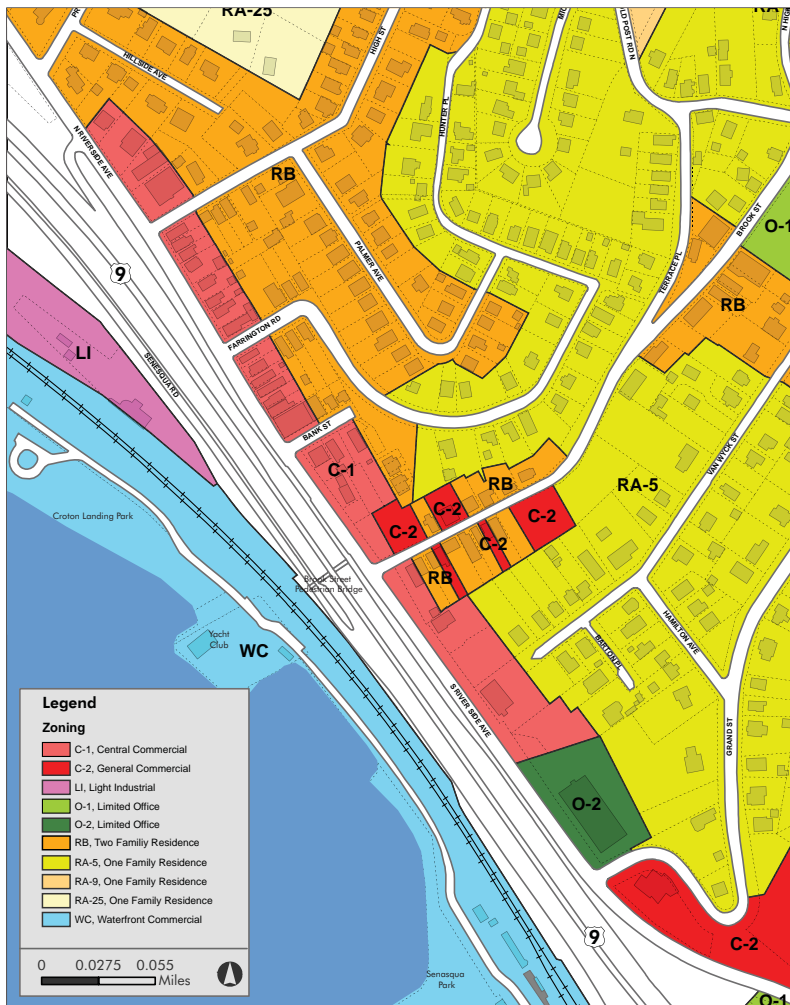
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N. Riverside Neighborhood Land Use



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N. Riverside Neighborhood Existing 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/Bulk/Yards

- No front-yard setback
- 2 stories, 35 feet max
- 2.0 Floor Area Ratio (FAR)

Brook Street

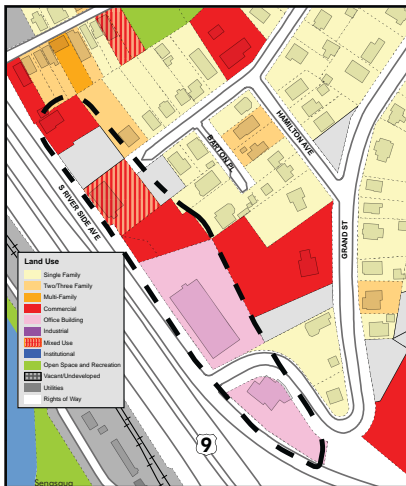
- Mixture of RB and C-2 zones

Grand Street

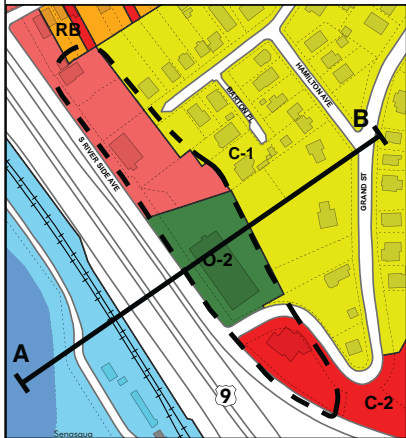
- O-2 and C-2 zones

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North Riverside Neighborhood Sub-area 1 (around Grand Street)



Land Use



Zoning

Land Uses:

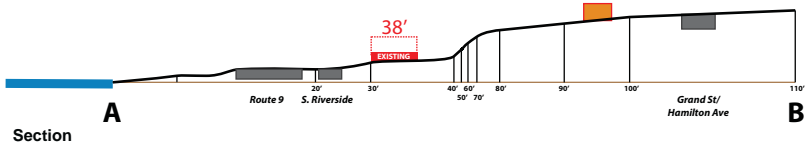
- 1-2 floor office or commercial buildings
- Buildings setback 30-50 feet from street
- Parking lots on side and in rear of building

Zoning Issues:

- C-2, O-2, and C-1 districts all limit development to 2 stories. Maximum height is 35 feet for C-1 and C-2; 25 feet for O-2.
- C-1 does not require front or side yard setbacks, may be desirable.

Site attributes/constraints

- Lots 150-175 feet deep
- Steep slopes in rear of property
- Sidewalks and parking on north side of S. Riverside Ave.
- NYSDOT requires 15' setback be maintained from highway ROW.

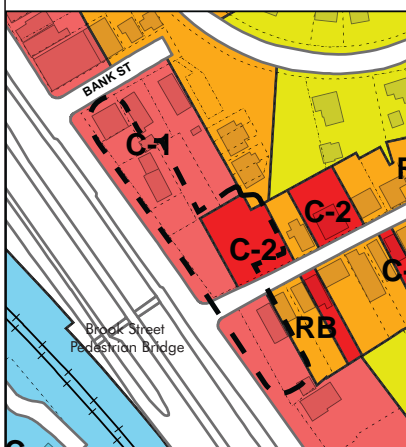


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North Riverside Neighborhood Sub-area 2 (b/w Brook and Bank Streets)



Land Use



Zoning

Land Uses:

- Electrical contractor and automobile repair/service
- Vacant area at Brook Street used for parking

Site attributes/constraints

- Utility easement along front of property on south side of Brook Street and S. Riverside Ave.
- Parking in the front of the building, unscreened from street.
- On-street parking on both sides of S. Riverside Ave.
- Part of area in the 500-year flood zone.
- Narrow road near parking and access area to Brook Street Pedestrian Bridge.

Zoning Issues:

- Automobile repair facilities not permitted as of right
- Parking in the front of building, No landscape screening from parking areas.
- Residential parcels that front on Bank Street (south side) are zoned C-1.



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North Riverside Neighborhood Sub-area 3 (Brook Street)

Land Uses:

- 2 family residential, some with accessory offices.
- Homes primarily 2.5-3 stories

Site attributes/constraints

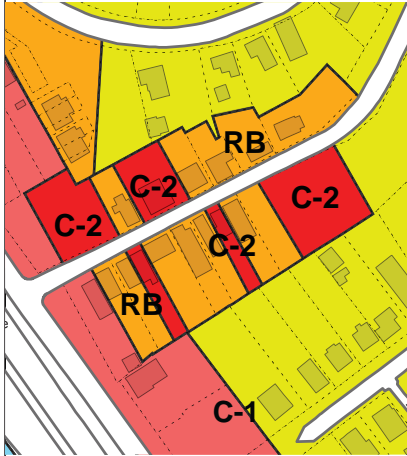
- Very narrow lots (some are 25-30 feet wide).
- Brook Street is an important vehicular connection to Upper Village.
- Lots constrained in rear by steep topography.
- Constrained area for parking, currently provided in ground floor garage or side yard.
- Pedestrian bridge access is uninviting

Zoning Issues:

- Area has mix of C-2 and RB. Properties are primarily residential, some have accessory offices.
- Residential zoning (allowing for accessory office) is more appropriate.
- Existing homes in both RB and C-2 districts do not comply with coverage, min. lot size, or front/side yard setbacks.
- Consider future use of village-owned site used for parking (zoned C-2).



Land Use



Zoning



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North Riverside Neighborhood Sub-area 4 (b/w Bank St and Farrington Rd)

Land Uses:

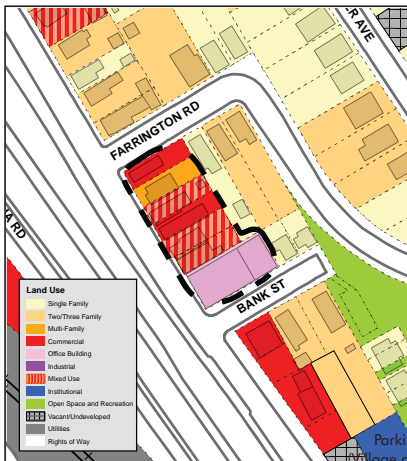
- Diverse uses, including office, mixed use, and commercial.
- Mixed use buildings have neighborhood scaled retail on ground floor, residential above.
- Building heights are 1-3 stories

Site attributes/constraints

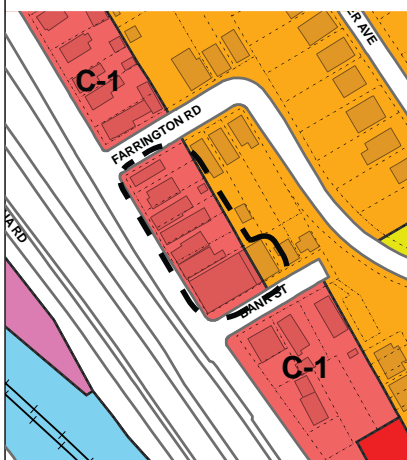
- Buildings built to sidewalk, no off-street parking provided in rear.
- On street parking on east and west side of N. Riverside Avenue.

Zoning Issues:

- Existing sites largely comply with C-1 standards. However, few of the properties provide off-street parking.
- A portion of the commercial building on Bank Street and Riverside Avenue is in RB zone, should be commercial.



Land Use



Zoning



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North Riverside Neighborhood Sub-area 5 (b/w Bank St and Farrington Rd)

Land Uses:

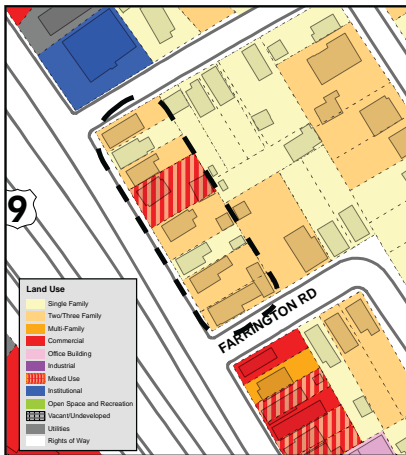
- Largely residential 1-2 family homes
- Building heights are 2.5 stories
- One mixed-use building (Croton Bait and Tackle)

Site attributes/constraints

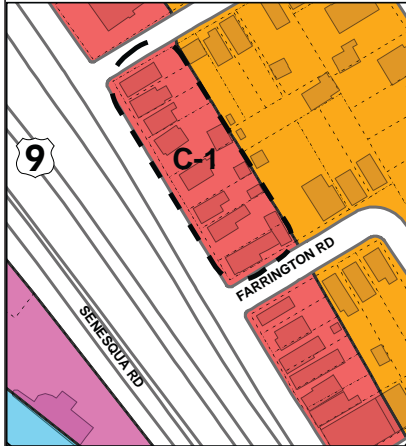
- Driveway provided in side yard.
- Approx. 5 foot setback for all homes.

Zoning Issues:

- Land use does not reflect C-1 regulations. Use is primarily single family/2 family residential.
- Existing setbacks do not reflect C-1 regulations.



Land Use



Zoning



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North Riverside Neighborhood Sub-area 6 (b/w High St and Prospect Pl)

Land Uses:

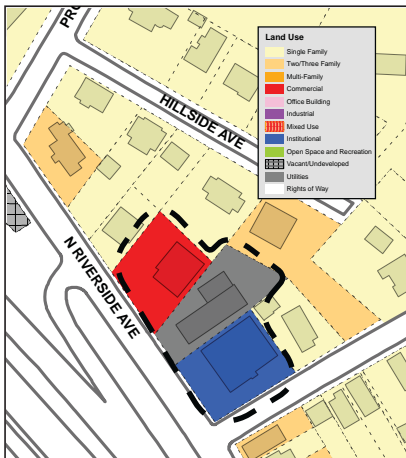
- Boat repair shop
- Verizon
- Washington Engine (FD)

Site attributes/constraints

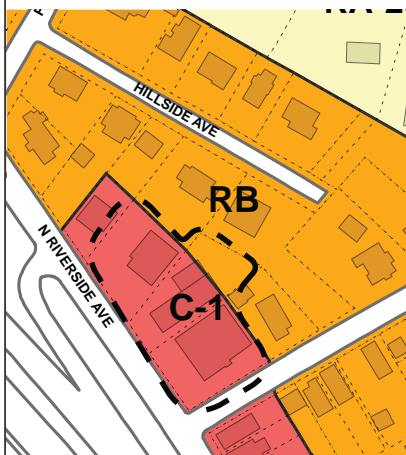
- On-site storage of boats in front of property

Zoning Issues:

- Small boat repair facilities not permitted as of right (permitted in WC district).
- Residential use zoned C-1



Land Use



Zoning



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Preliminary Zoning Approach Municipal Place Gateway Area

Former wastewater station site (aka skatepark)

- Currently zoned for office and used by DPW
- Consider best use for the site if it were to be redeveloped (long term)

Katz Property

- Consider 3 stories
- Consider allowing residential-only uses or mixed-use without limit on ground floor retail
- Incentive for provision of park space
- Incentivize green buildings, landscaping and streetscape improvements

Existing Shopping Centers

- Consider allowing mixed-use without size limit on ground floor retail

Considerations for public discussion and input

(Nothing has been
determined)

Legend

- South Riverside Study Area
- Municipal Place Study Area

Land Use

- 1-2 Family
- Central Commercial
- General Commercial
- Central Commercial Mixed/Use
- Office & Multi-family
- General Commercial/Apartment/Park
- Institutional
- Open Space and Recreation
- Utilities
- Rights of Way

0 0.05 0.1 Miles

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Preliminary Zoning Approach North Riverside Neighborhood Area

Riverside Sub-area 6

- Boat repair use as a special permit?

Riverside Sub-area 5

- Consider new zoning district (RD) to reflect exiting compact 1-2 family homes

Riverside Sub-area 3

- Consider new zoning district (RD) to reflect exiting compact 1-2 family homes.
- Allow for ground floor parking garages

Riverside Sub-area 4

- Continue as C-1

Riverside Sub-area 2

- Consider 2 or 3 stories
- Reduction in FAR from 2.0 (potentially to 0.6 - 1.0).
- Consider incentives for green buildings, landscaping and streetscape improvements

Riverside Sub-area 1

- Consider 2 or 3 stories
- Consider reduction in FAR from 2.0 (potentially to 0.6 - 1.0).
- Consider residential-only multi-family buildings (either permitted or special permit)
- Consider incentives for green buildings, landscaping and streetscape improvements

Considerations for public discussion and input (Nothing has been determined)

Legend

- South Riverside Study Area
- Municipal Place Study Area

Land Use

- 1-2 Family
- Central Commercial
- General Commercial
- Central Commercial Mixed/Use
- Office & Multi-family
- General Commercial/Apartment/Park
- Institutional
- Open Space and Recreation
- Utilities
- Rights of Way

0 0.05 0.1 Miles

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Next Steps

Public Survey - See handout

Public Workshop #2 in early June

Questions and Answers

VILLAGE OF CROTON-ON-HUDSON MUNICIPAL PLACE GATEWAY AND NORTH RIVERSIDE NEIGHBORHOOD ZONING STUDY

PUBLIC SURVEY

The Village is considering updating zoning for two adjacent commercial areas: the Municipal Place Gateway area and the North Riverside Neighborhood Area (see the map below). The study will help the Village to set a course for future development and redevelopment that will provide opportunities for appropriate growth, improved linkages to adjacent neighborhoods, and enhanced visual environment.

This survey is intended to gather input from a diverse range of people who live, work or own property in the Village of Croton-on-Hudson, on the key issues and opportunities for the two areas.

The survey should take approximately 5-10 minutes to complete. There are 19 questions, mostly multiple choice. All individual responses are confidential and will be tabulated and shared in summary form only.

You can take the survey online:

1: Visit www.surveymonkey.com/r/CrotonSurvey

2. Or, use the QR Code to the right

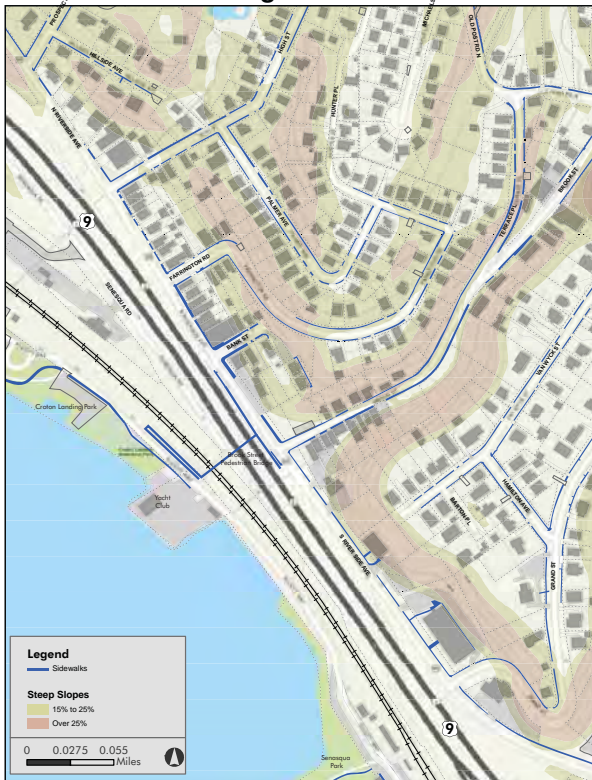
Hold your device over a Code so that it's clearly visible within your smartphone's screen.



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Questions

North Riverside Neighborhood Area



Municipal Place Gateway Area



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