PUBLIC WORKSHOP SUMMARY

Croton-on-Hudson LWRP

Croton-on-Hudson, NY

Workshop Date: April 29, 2015

Prepared on behalf of:

The Village of Croton-on-Hudson
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Appendix: Workshop Presentation

I. Introduction and Background

As part of the planning process for updating its Local Waterfront Revitalization Program (LWRP), the Village of Croton-on-Hudson hosted the first of three public events related to the project on April 29th, 2015 at the Harmon Firehouse. The workshop was attended by approximately 30 participants, many with knowledge of or involvement with the Village's existing LWRP and/or other zoning and land use issues in Croton-on-Hudson. All of the participants provided ideas that helped to inform the planning process. In addition to the general public, the following members of the LWRP Advisory Committee were in attendance: Leo Wiegman, Mayor; Janine King, Asst. Village Manager; Dan O'Connor, Village Engineer; Ann Gallelli, Village Trustee; and Charles Kane, Waterfront Advisory Committee.

II. Presentation

Mayor Wiegman opened the workshop with introductory remarks explaining the overall project and the rationale for updating the Village's 1992 LWRP. Next, the LWRP consultants, BFJ Planning, presented an overview of the program and process, a preliminary analysis of existing conditions as well as important waterfront planning themes to consider.

Susan Favate, BFJ Planning Associate Principal, began with an overview of the LWRP update process, including background on the program and reasons for updating the Village's LWRP in 2015. The overview included a description of the project timeline, which features a second public workshop on June 30th and a public hearing before the Village adopts the plan. Ms. Favate presented the LWRP area which shares the same boundary as the Village and is unchanged from the area in the existing LWRP. Next, Noah Levine of BFJ Planning provided an overview of the existing conditions in the LWRP area. This portion included a series of maps which inventoried existing land and water uses, natural features and infrastructure systems. Lastly, Frank Fish explained the LWRP State policies and the role that the LWRP can play in tailoring those policies to address issues specific to Croton-on-Hudson. The presentation concluded with an overview of the roundtable discussion segment of the workshop.

III. Roundtable Discussion Summary

Following the presentation and a brief coffee break, participants were invited to choose one of three roundtable discussion groups, each focusing on a waterfront-related theme: Coastal and Marine Issues; Land Use and Zoning; and Natural Environment, Parks, Recreation and Open Space. During this breakout session, participants discussed assets, threats, needs and opportunities for the waterfront. Printouts of the existing condition maps were available at each table for reference. After approximately an hour, a representative from each table summarized their discussion for the wider group. Within the wide array of issues discussed at the workshop, several key areas emerged as areas of focus for the LWRP. These issues are summarized below. The full list of topics discussed is provided in Section IV.

- Residents in all of the groups felt that the Croton-on-Hudson's connection to the waterfront is a major aspect of its identity. The parks along the waterfront provide for many different activities (i.e. weddings, recreation, sailing, fishing, civic events) and views across both the Hudson and Croton Rivers can be seen at different points in the Village.

- Improving accessibility to waterfront parks and connectivity between these areas was discussed at all of the tables. Accessibility improvements would include improving access by car, foot and bike. Additionally, upgrades were suggested for the Echo Canoe Launch and at Croton Landing Park to facilitate recreational access to the water.

- With regard to the parks along the water, some specific minor improvements were identified. Residents generally agreed that the Village should focus its efforts on protecting and preserving the Village's park assets rather than developing new parks.

- Preserving and protecting the wildlife in the area, especially in the Croton River is very important to residents. Managing wildlife populations such as deer and geese was also an expressed concern.

- The undeveloped/scenic character of Croton-on-Hudson's waterfront was widely described as a major asset which sets it apart from other areas along the Hudson. There was discussion about whether commercial uses such as a restaurant should be allowed along the waterfront. There was no clear consensus on whether this use would be appropriate along the waterfront.

- Maintaining the conservation flow from the Croton Dam (which recharges Croton-on-Hudson's aquifers and provides for its water supply) was identified as a critical issue for the Village.

IV. Roundtable Discussion Comments

Natural Environment Roundtable

- Waterfront assets:
    - Natural Environment
    - Views
    - Walk along the riverfront
    - Croton Landing is very well used
    - Croton River biodiversity
- Needs
    - Improve accessibility and connectivity to parks:
        - Improve pedestrian link between marina and Senasqua Park
        - Improve public easement at Half Moon Bay – needs paving
        - Improve connectivity from end-to-end along the Hudson River, specifically at Senasqua Park
        - Parks should be handicapped accessible (see Half Moon Bay rocky path)
        - Mayo's Landing – so steep it is almost inaccessible
        - Parking lot next to Half Moon Bay should be indicated as publicly accessible
        - Public areas should be better marked
        - Better signage and wayfinding so people know where to park.
    - Improve recreational access to the water:
        - Gateway Plaza could definitely be improved (Echo Canoe Launch)
        - Senasqua Park boat launch: restricted by parking and hours. Prevents fruitful fishing (e.g. at night).
        - Difficult to get a boat in the water. Need better access.
    - Croton Landing Park:
        - Bathrooms and other amenities at Croton Landing need upkeep - people need to feel comfortable
        - Croton Landing should be accessible year-round – need to have plan for winter. Potential agreement with County?
    - Need for Management Plan:
        - Important to protect and preserve assets rather than create "Something Grand"
        - Education component for maintenance
        - Parks don't need to be complicated, can just focus on natural passive state
    - Need improved recreational areas
    - Preserve Waterfront
        - Undeveloped waterfront is very unusual for Westchester, needs to be preserved.
        - Restrict development on the riverfront, don't commercialize waterfront. Look at zoning (can PRE district be expanded?)
- Opportunities:
    - Village should partner more with Historic Hudson
    - Better gateway at Shop Rite area/Harmon

    - Underutilized areas:
        - Croton River
        - Brinton Brook
- Other issues:
    - Wildlife corridors – put these into the LWRP.
    - Recharge of wells/conservation flow is #1 issue

<u>Coastal Issues Roundtable</u>

- Assets:
    - Many picturesque areas (i.e. Senasqua Park, Croton Landing Park, Croton Gorge Trail)
    - Scenic views (i.e. across Croton River, from Croton Point Park, across Haverstraw Bay, lookout/viewing tower on trail near Hudson National Golf Club)
    - Many different activities along waterfront (i.e. weddings, recreation, sailing, events):
        - Senasqua Park has many different uses
    - Croton Point Park is unique land area/asset, preserved with PRE zoning
    - Historic connection to waterfront
    - Many recreational activities that occur along river:
        - Waterfront recreation (i.e. sailing, kite boarding, fishing)
        - Sports at Croton Landing Field
        - Activities at Croton Point Park
- Threats to waterfront assets:
    - Fences block access and views of the waterfront
    - Maintenance of waterfront assets
    - Erosion gullies in Croton River Valley:
        - Partially caused by deer issues because there is no undergrowth
        - Erosion of Mayo's Landing
        - Use of parks/treading on trails has caused erosion
    - Flooding issues:
        - Flooding along river
        - Rip-rap protection along shore
        - Senasqua Park subsiding
        - Historic Hudson Valley on building in floodplain
        - Well field in floodplain
    - Wildlife Issues:
        - Deer eat undergrowth exacerbating erosion
        - Geese on waterfront leave fecal matter
    - Carrying capacity issues
- Opportunities along the waterfront:
    - Potential uses:
        - Possibility of a restaurant near Croton Landing Park:
            - Discussion of waterfront dining
            - Village prepared a study to assess viability of restaurant
        - Doggy park in Croton Landing Park for dogs to go off-leash

    - Village is evaluating a new walkway above the existing rip-rap between Senasqua Park and the Croton Yacht Club.
    - Potential for sailing school classroom at Senasqua Park. Could be mixed-use facility to be shared for other public uses.
    - Science barge (with greenhouse, solar thermal, energy efficient systems) could be utilized to teach students.

<u>Land Use & Zoning Roundtable</u>

- Assets:
    - Views of the Hudson River
    - Wildlife variety
    - 9/11 Memorial on Hudson River
    - People watching/community events
    - Major attractions/activities:
        - Interaction with rivers
        - Visit to Senasqua Park and Croton Landing
        - Mayo's Landing
        - Croton Point Park
        - Walking paths
        - Sunsets on Hudson
        - Sailing, fishing & boating
- Threats:
    - Geese
    - Buildings that can block views
    - Restaurant and/or overdevelopment
- Potential changes to waterfront:
    - Restaurant on river
    - Events (i.e. art, entertainment)
    - Extend trail north along Hudson
    - Upgrade/maintain Black Rock Park and Senasqua Park
    - Upgrade access to Silver Lake Park
    - Entrances to waterfronts not well marked, need signage
- Desired changes in the future:
    - Remove municipal garage and further development of Echo Boat Launch
    - Zoning to allow restaurant use
- Uses to preserve for the future:
    - Open space
    - Walkway
    - Silver Lake Park
- Uses that are out of place:
    - New house at Half Moon Bay
    - MTA light pollution

V. Next Steps

The next steps in the LWRP process involve additional meetings between the BFJ team and the Advisory Committee in preparation for a second public workshop on June 30th at the Croton Yacht Club. Based on feedback from the first public workshop, BFJ and the committee will begin to develop ideas for projects and policies which will then be presented for comment and revision at the second workshop. Based on this workshop and further discussion with the committee, a draft LWRP will be completed for submission to the New York State Department of State.

Local Waterfront Revitalization Program

Village of Croton-on-Hudson, NY

Public Workshop #1

April 29, 2015

Agenda

1. Presentation

- Introductions
- Overview and Process
- LWRP Organization
- Workshop Objectives

2. Roundtable Discussions

- Coastal and Marine Issues
- Natural Environment
- Land Use and Zoning
- Parks, Recreation and Open Space

3. Reporting Back and Next Steps

Overview and Process

What is a Local Waterfront Revitalization Program (LWRP)?

Sponsored by NYS Department of State, the LWRP is both a plan and a program.

- Locally prepared land and water use plan for a community's natural, public, working or developed waterfront.
- Organizational structure, local laws, projects and ongoing partnerships that implement the planning document
- Coordinates state/federal actions needed to help the community achieve its vision

Why Update the Croton-on-Hudson LWRP Now?

- Last update occurred in 1992, much has changed in the Village since then:
  - Most goals of the existing LWRP have been met
  - Update of community policies and projects is needed
  - Changed regulatory environment (e.g. FEMA flood maps) needs to be reflected

Overview and Process

Village of Croton-on-Hudson LWRP Update
Project Timeline

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Phase 1: LWRP											
Task 1.1: Project Kickoff Meeting											
Task 1.2: Community Outreach Process and Plan											
Task 1.3: LWRP Section I: Local Waterfront Revitalization Area Boundary											
Task 1.4: LWRP Section II: Inventory and Analysis											
Task 1.5: First Public Workshop											
Task 1.6: LWRP Section III: Local Waterfront Revitalization Policies											
Task 1.7: LWRP Section IV: Proposed Land and Water Uses and Proejcts											
Task 1.8: Second Public Workshop											
Task 1.9: Section V: Techniques for Local Implementation of the Program											
Task 1.10: Section VI: Federal and State Actions and Programs Likely to Affect Implementation of the LWRP											
Task 1.11: Section VII: Local Commitment and Consultation											
Phase 2: SEQR											
Task 2.1: LWRP Section VII: Determination of Significance and Compliance with SEQRA											
Task 2.1.1: Prepartion of Full EAF and Attachments											
Task 2.1.1: Preparation of EAF Part 2 and SEQR Determination											
Phase 3: Review and Adoption											
Task 3.1: Draft LWRP Amendment											
Task 3.2: Public Hearing											
Task 3.3: Final LWRP Amendment											

Waterfront Advisory Committee Meeting Public Workshop/Public Hearing

LWRP Organization

Section I: Boundary

Section II: Inventory and Analysis

Section III: State and Local Policies

Section IV: Projects

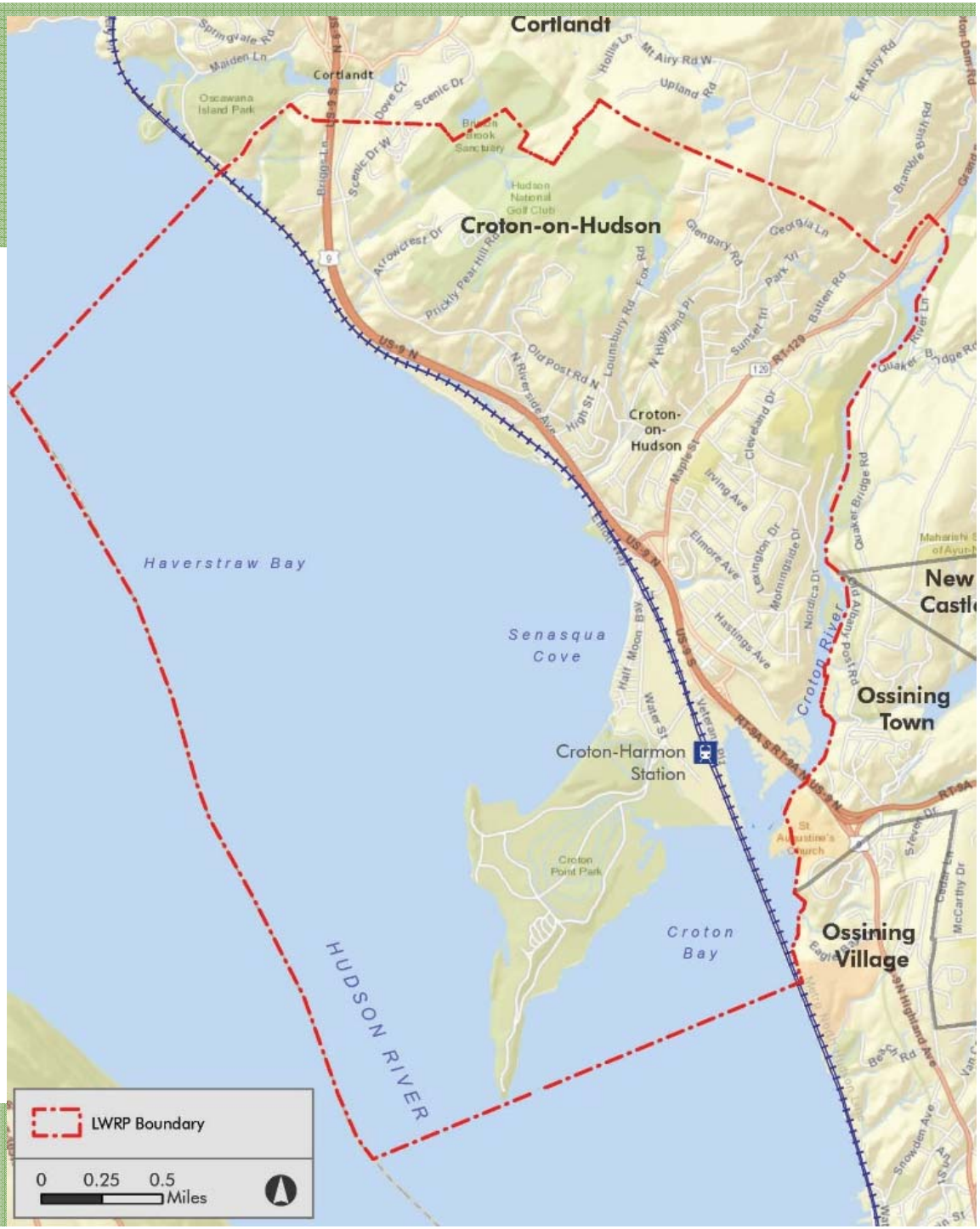
Section V: Implementation

Section VI: Federal and State Actions and Programs Likely to Affect Implementation of the LWRP

Section VII: Consultation with Other Affected Federal, State, Regional and Local Agencies

Section VIII: Local Commitment

Section I: Boundary



Croton-on-Hudson LWRP
Public Workshop #1 – April 29, 2015

Section II: Inventory and Analysis

Existing Land and Water Uses

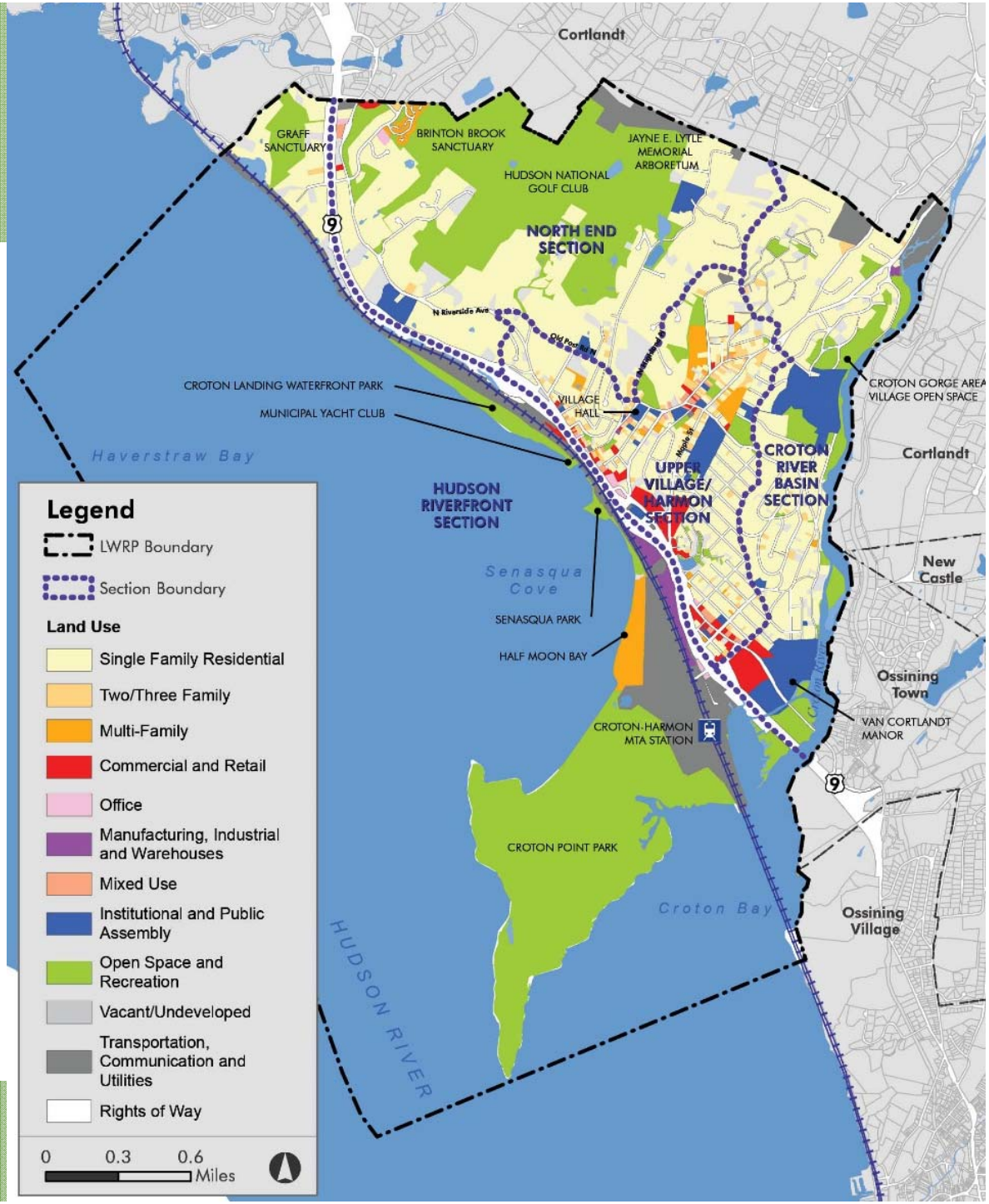
- Water-Dependent and Water-Enhanced Uses
- Underutilized, Vacant or Deteriorating Sites
- Public Access Areas and Recreational Facilities
- Existing Zoning
- Historic Structures, Sites and Districts

LWRP Planning Areas

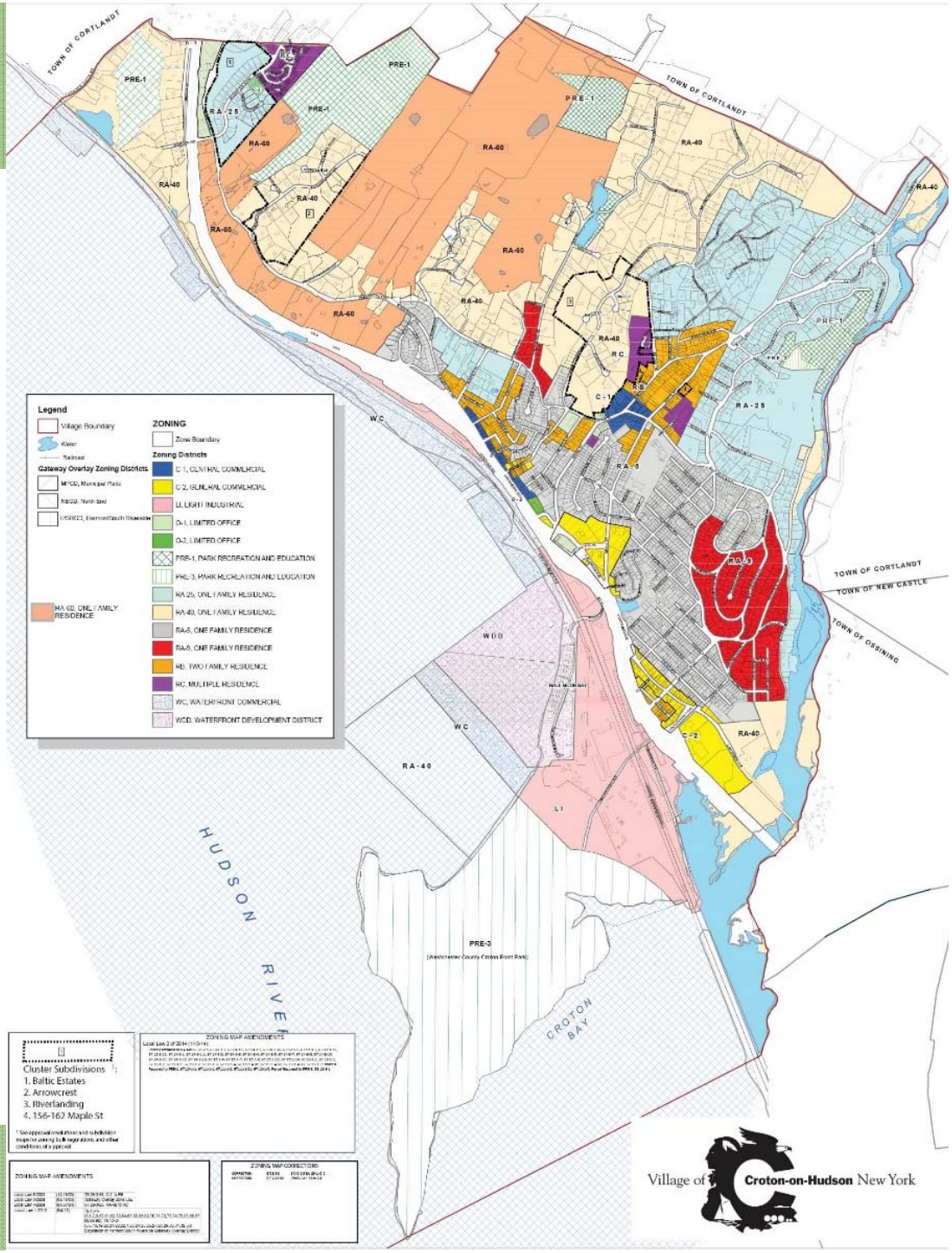
- Hudson Riverfront Section
- Upper Village/Harmon Section
- North End Section
- Croton River Basin Section

Croton-on-Hudson LWRP
Public Workshop #1 – April 29, 2015

Existing Land Use



Existing Zoning



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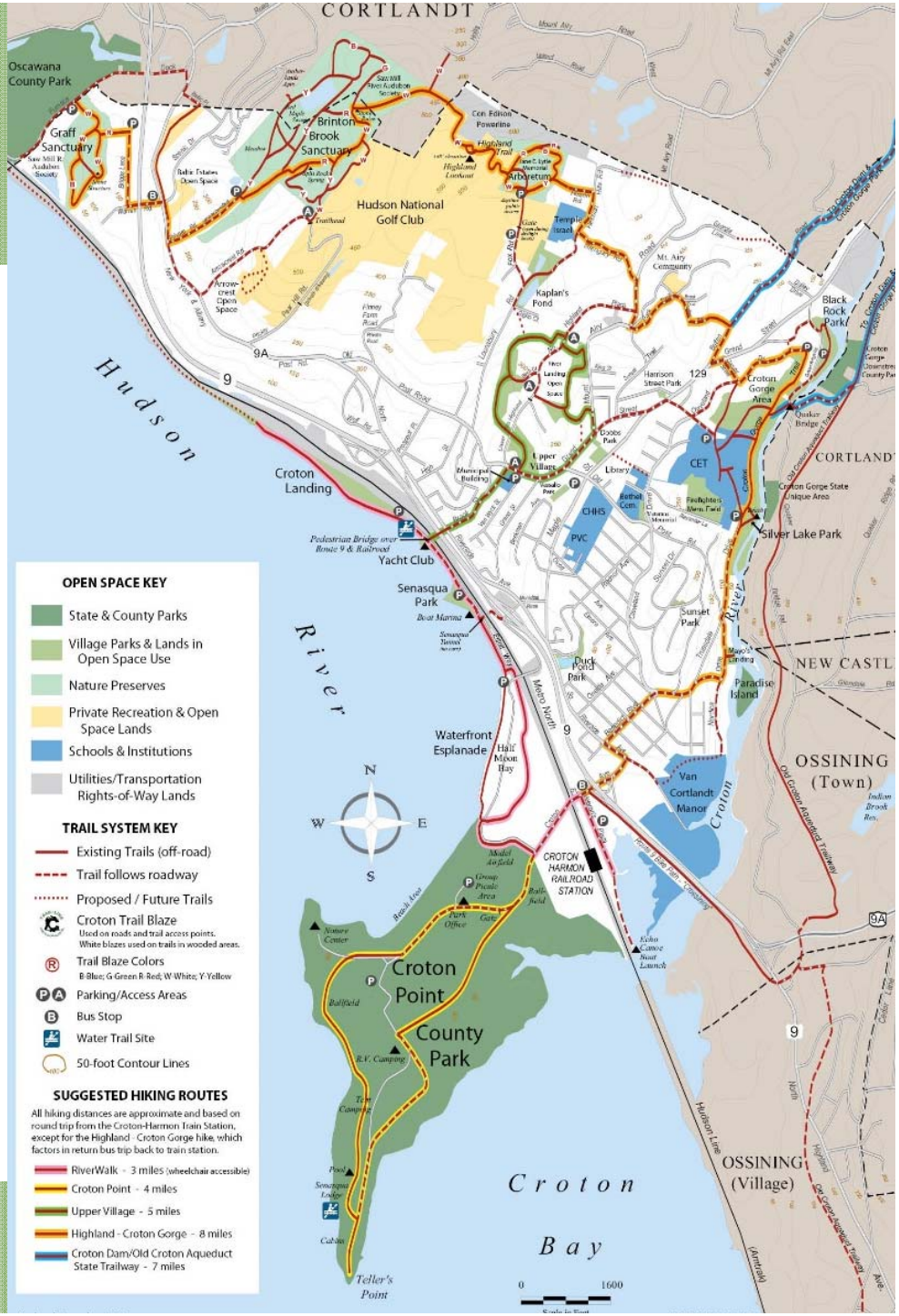
Public Access & Recreation



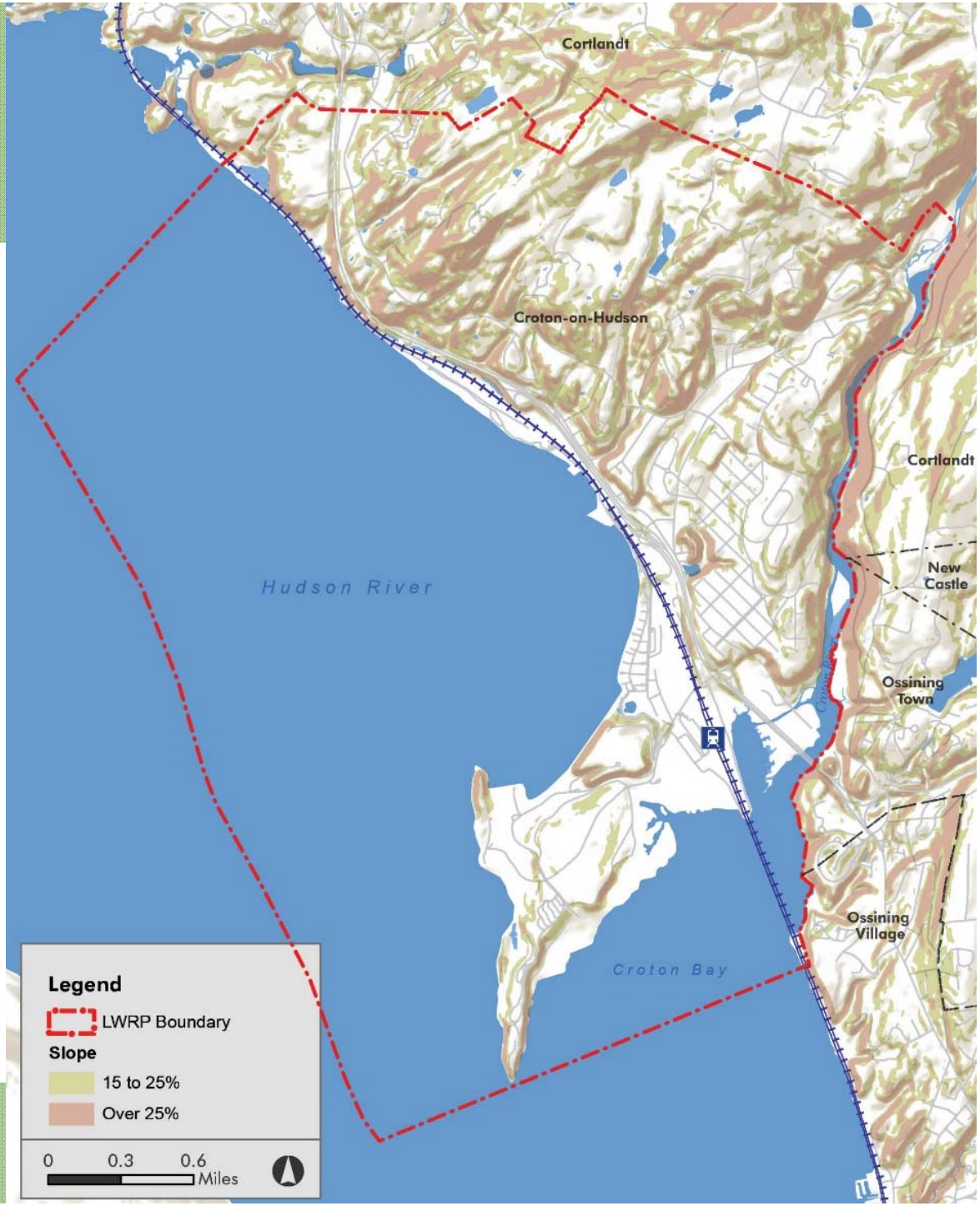
Croton-on-Hudson LWRP
Public Workshop #1 – April 29, 2015

Section II: Inventory and Analysis

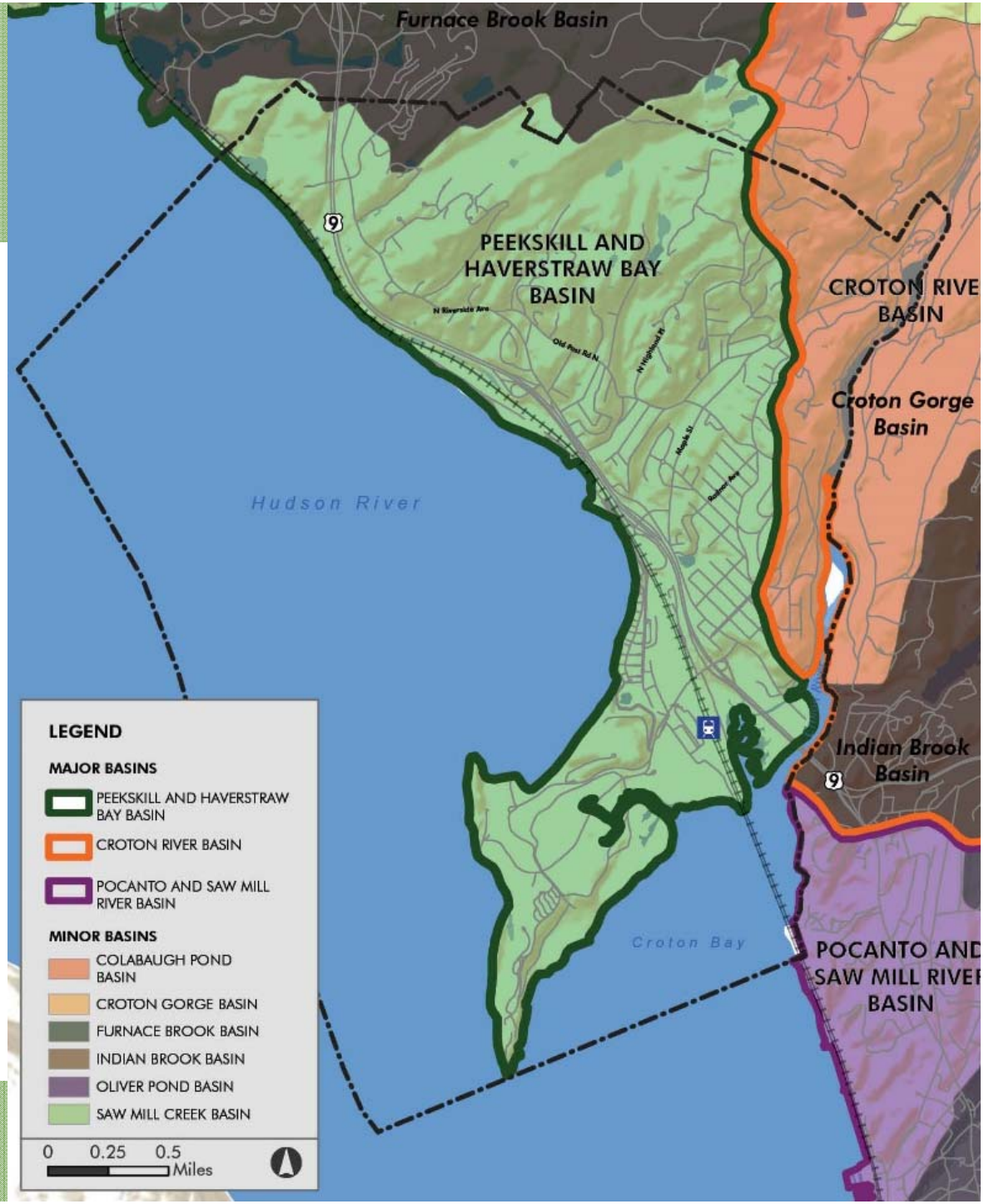
Natural Features

- Scenic Resources and Important Vistas
- Land Resources
- Water Resources
- Natural Resources and Habitat

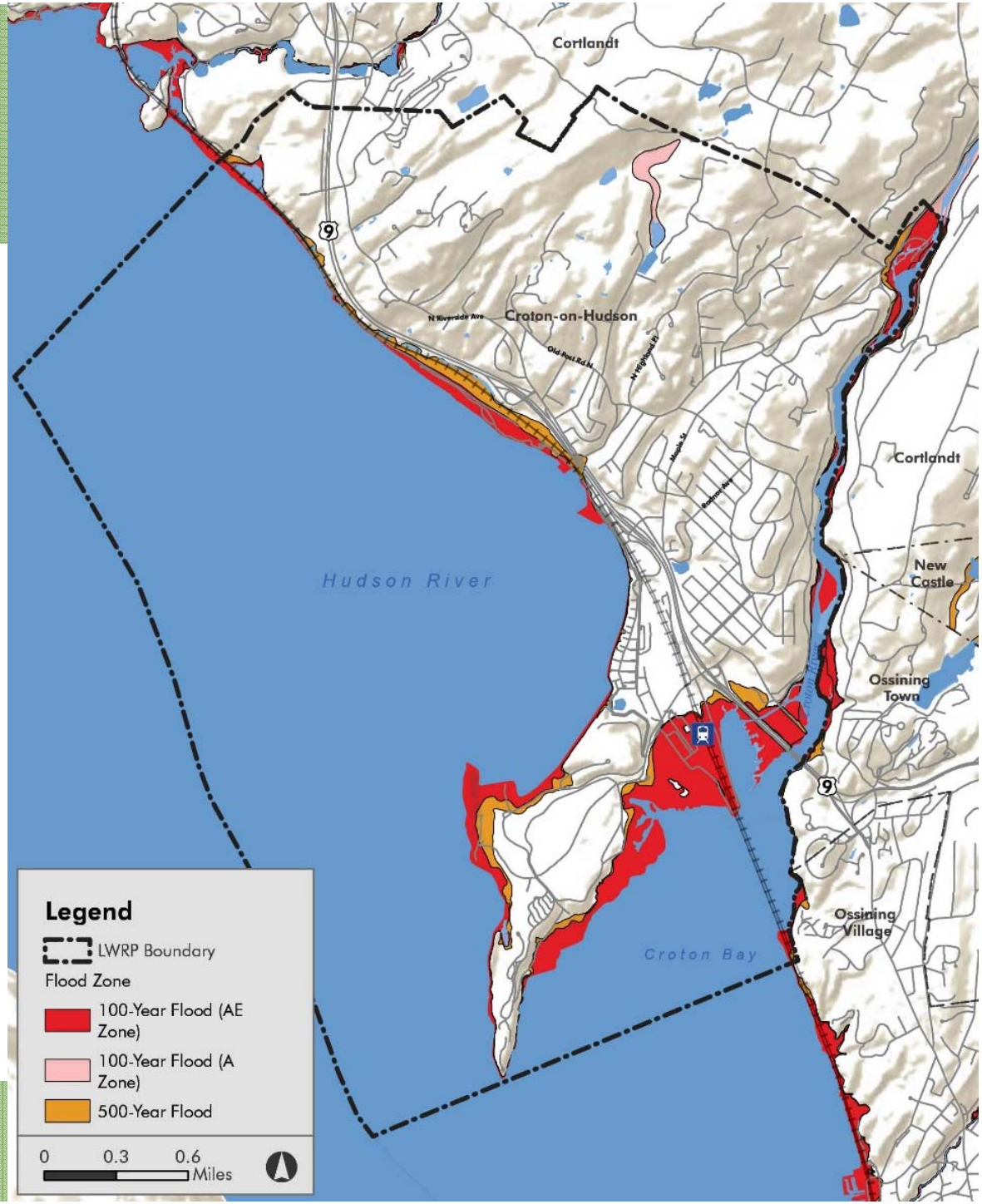
Topography & Steep Slopes



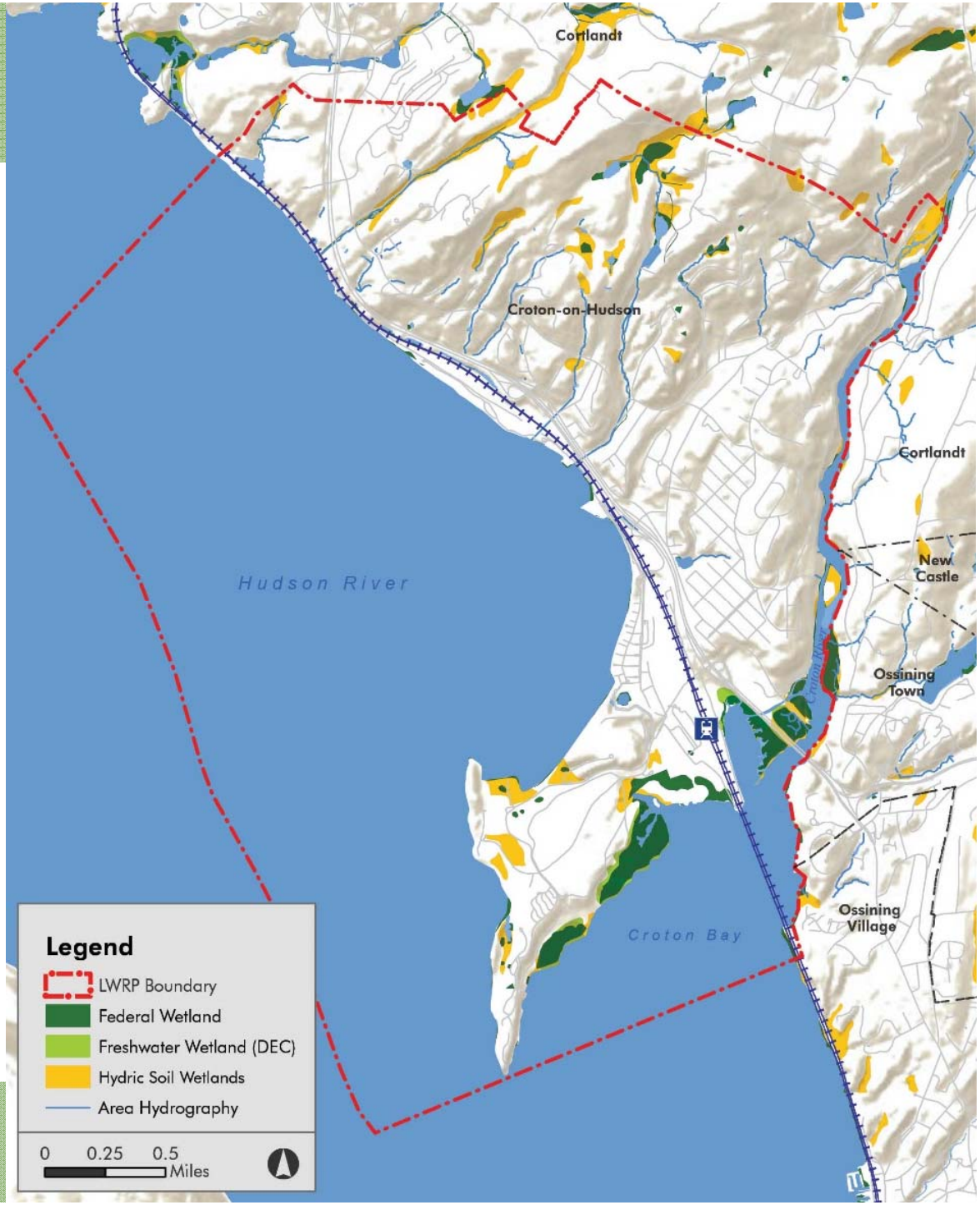
Major Drainage Basins



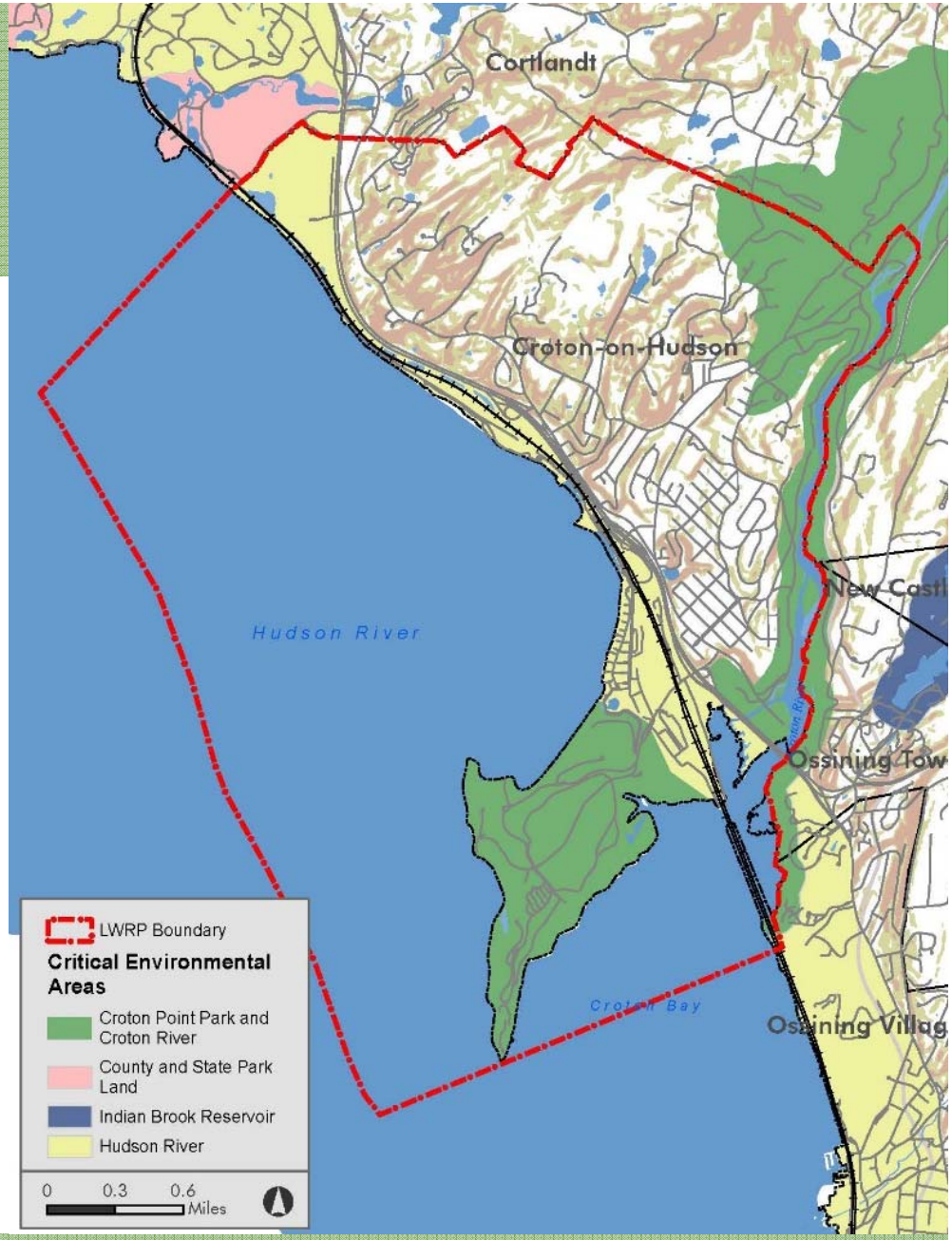
FEMA Flood Areas



Wetlands


Cortlandt
Croton-on-Hudson
Cortlandt
New Castle
Hudson River
Ossining Town
Ossining Village
Croton Bay
Legend
LWRP Boundary
Federal Wetland
Freshwater Wetland (DEC)
Hydric Soil Wetlands
Area Hydrography
0 0.25 0.5 Miles

Critical Environmental Areas

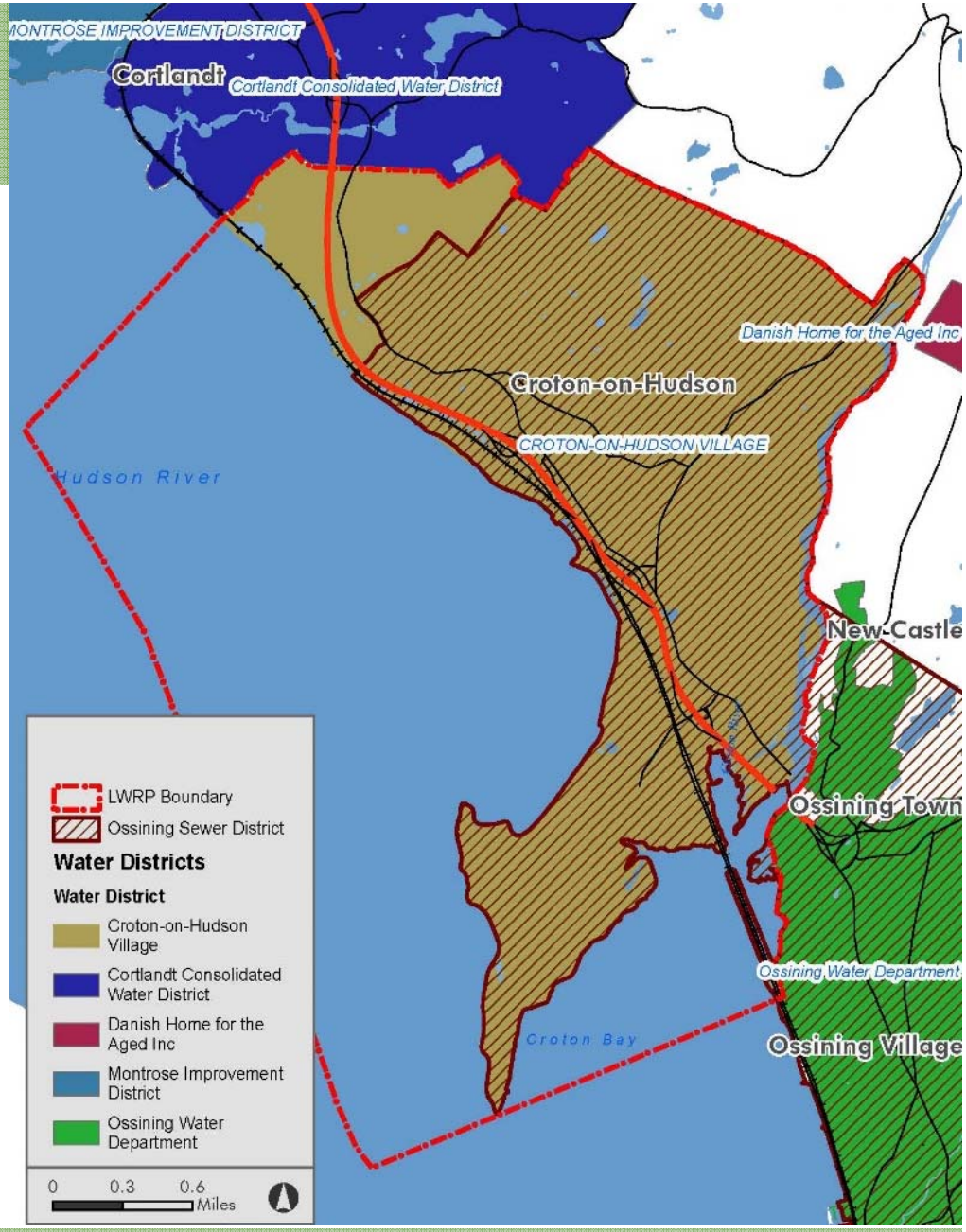


Section II: Inventory and Analysis

Infrastructure

- Public Water and Sewer Service
- Transportation

Water Districts



Section III: Policies

Statewide waterfront policies refined to reflect local considerations

44 waterfront policies established by NYS DOS in the following categories:

Development	Recreation	Energy
Fish and Wildlife	Scenic Quality	Water Resources
Flooding and Erosion	Agriculture	Air Quality
Public Access		

Some do not apply to Croton-on-Hudson and others may be expanded to add local detail and priorities

Waterfront Advisory Committee/Lead Agency uses LWRP policies to review development projects in the Village

Section III: Policies

Examples from the 1992 LWRP

- POLICY 1D: Require restoration of deteriorating structures related to railroad use and assure appropriate maintenance and screening to reduce visual impact.
- POLICY 9A: Ensure continued recreational use and public access to the rivers through Village-owned land adjacent to the Metro-North parking lot, at Croton Point Park and at Senasqua Park, along the Croton River and at the Croton Yacht Club. Efforts should be made to encourage recreational use of the fish and wildlife resources found in these areas by increasing the opportunities for public access and enjoyment.
- POLICY 19A: Encourage the linkage of open space along the Hudson and Croton Rivers in the form of a trail or walkway system. Such systems should be provided along undeveloped and underutilized land as well as along previously developed land.
- POLICY 37B: Control of the development of hilltops and steep slopes should be exerted in order to prevent erosion and minimize runoff and flooding from new construction.

Section IV: Projects

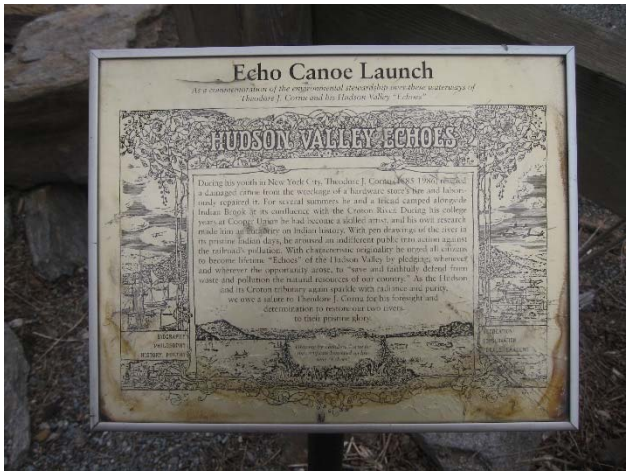
Proposed future land use, water use and redevelopment projects

Objective is to further implementation by assisting the Village in applying for grants for future projects

Some completed projects from 1992 LWRP

- Croton River Gorge Trail
- Croton Landing Park
- Echo Canoe Launch
- Stormwater infrastructure improvements

Croton River Gorge Trail



Echo Canoe Launch

Section V: Implementation

Local tools and techniques to implement policies and projects from the LWRP

- Local laws that could be enacted
- Potential financial resources
- Amendments to the City Code, including Zoning Ordinance
- Waterfront Advisory Committee/Lead Agency Consistency Review

Site Visit Impressions

1. Croton has an extensive network of public parks & waterfront access, some needs upkeep
2. First priority should be on maintaining and upgrading these facilities
3. Critical issues for the future:
   - Conservation flow in the Croton River to preserve groundwater
   - Evaluation of flood issues given new FEMA maps

New Croton Dam

Croton River

Roundtable Discussions

Objectives

1. Develop a ***Vision*** for the Croton-on-Hudson waterfront
2. Identify ***Challenges*** facing the waterfront that the LWRP can address
3. Brainstorm ***Opportunities*** to help resolve challenges
4. Identify ***new ideas or projects*** to achieve the community's vision for the waterfront

Roundtable Discussions

Stations

1. Coastal and Marine Issues
2. Natural Environment
3. Land Use and Zoning
4. Parks, Recreation and Open Space

For more information:

Sign in to get email updates

Visit the Village of Croton-on-Hudson website for updates:

http://www.crotononhudson-ny.gov/

Attend future public sessions

The next public workshop will be on June 30, 2015 at the Croton Yacht Club