



Waterfront Advisory Committee

Stanley H. Kellerhouse Municipal Building
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STUART GREENBAUM
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Village Engineer

DANIEL O'CONNOR, P.E.
Secretary

KAREN STAPLETON

TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Gallelli, Waterfront Advisory Committee

RE: Referral from Village Board for LWRP Consistency Review regarding Local Law Introduction 11 of 2022 revisions to the Zoning Law to expand the Harmon/South Riverside Gateway area and to modify the regulations for that area to encourage Residential development and

Referral from Village Board for LWRP Consistency Review regarding Local Law Introduction 12 of 2022 revisions to the Zoning Law to modify the regulations for the LI zoning district in the area near the Metro-North Croton-Harmon Train Station to allow for transit-oriented development.

DATE: September 22, 2022

On September 21st, 2022, the Waterfront Advisory Committee (WAC) reviewed for consistency with the Village's Local Waterfront Revitalization Program (LWRP) the two referrals from the Village Board listed above. Based on the Committee's review of the 44 LWRP policies, the Waterfront Advisory Committee made a recommendation of consistency with the LWRP. The vote was 3-0 all in favor, with Stuart Greenbaum being absent.

The WAC reviewed the CAF and the following change was noted:

The following should be added to Page 1, Section B "Description of Site and Proposed Action," Number 2, "Describe nature and extent of action":

A change to the underlying zoning of one of the parcels proposed to be added to the HSRG Overlay (Parcel 47 – tax parcel #79.13-2-91) from a split-zone of C-2/RA-5 to C-2.

The committee reviewed the 44 LWRP policies and determined that the following policies were relevant:

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 zoning code is being amended to expand the Gateway Overlay District and allow Transit Oriented Development for the light-industrial district.

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.

Any new building will be served by the Village's public water supply and wastewater collection systems. Electric, gas and telecommunication services are readily available. Mass transit (rail and bus) are within walking distance.

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.

Any new building will be served by the Village's public water supply and wastewater collection systems.

POLICY 5B: The extension of water and sewer distribution lines beyond areas currently served should be undertaken cautiously and with prudent regard for Village water resources and the preservation of environmental values in undeveloped areas.

Extension of the Village's wastewater collection system will be required for additional development in the TOD area proposed in Local Law 12. Also, minor extensions of the Village's water distribution system may be required for additional development in the Harmon/South Riverside Gateway Overlay District (Proposed Local Law 11) and TOD area (Proposed Local Law 12) to ensure the required fire-fighting flows are provided.

The WAC believes that the proposed revisions to the zoning code will not have any potentially significant adverse impacts on coastal resources and is consistent with the LWRP policy standards.

It is for the reasons contained in this memorandum that the WAC issues its recommendation of consistency.