

George Latimer
County Executive

September 16, 2022

Paula DiSanto, Village Clerk
Village of Croton-on-Hudson
One Van Wyck Street
Croton-on-Hudson, New York 10520-2501

**County Planning Board Referral File CRO 22-002 – Harmon/South Riverside Gateway Overlay
and LI District - Zoning Text Amendments**

Dear Ms. DiSanto:

The Westchester County Planning Board has received two proposed local laws to amend the text of the Croton-on-Hudson Zoning Ordinance regarding the HSRG - Harmon/South Riverside Gateway Overlay district and the LI – Light Industrial district. The amendments would permit multi-family residential development as a special permit use within the two zones. The amendments would also permit mixed-use Transit Oriented Development (TOD) as a special permit use within the LI district for lots fronting Croton Point Avenue on the west side of Route 9 that are within 1,500 feet of the Croton-Harmon Metro-North train station. Separate bulk and parking regulations would be included for TOD developments, including a minimum 10,000 square foot lot area, five-story building height, and a one space per residential unit parking requirement.

The amendments would also expand the HSRG overlay to include four properties along Clinton and Wayne Street, and one additional property on South Riverside Avenue. That property, 485 South Riverside Avenue (SBL 79.13-2-91) is currently split zoned between the C-2 – General Commercial and the RA-5 – One Family Residence districts. The amendment would rezone the whole property to C-2 within the HSRG overlay.

We have no objection to the Croton-on-Hudson Board of Trustees assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Support for multi-family units.

We commend the Village for recognizing the need to permit multi-family housing, especially near transit and commercial centers, as a means to help provide additional needed housing.

2. Need for complete streets.

As the zoning changes will increase development and bring more residents to the local area, the Village should give consideration to complete streets principals to help facilitate the movement of people through and around this area without the need to use a car. We point out that obstructions such as Route 9 and


the expansive train station parking lot do not facilitate good pedestrian and bicycle connections. Applying complete streets concepts could help make these areas more pedestrian and bicycle friendly.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in cursive script, appearing to read "Norma V. Drummond".

Norma V. Drummond
Commissioner

NVD/MV