

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

	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												

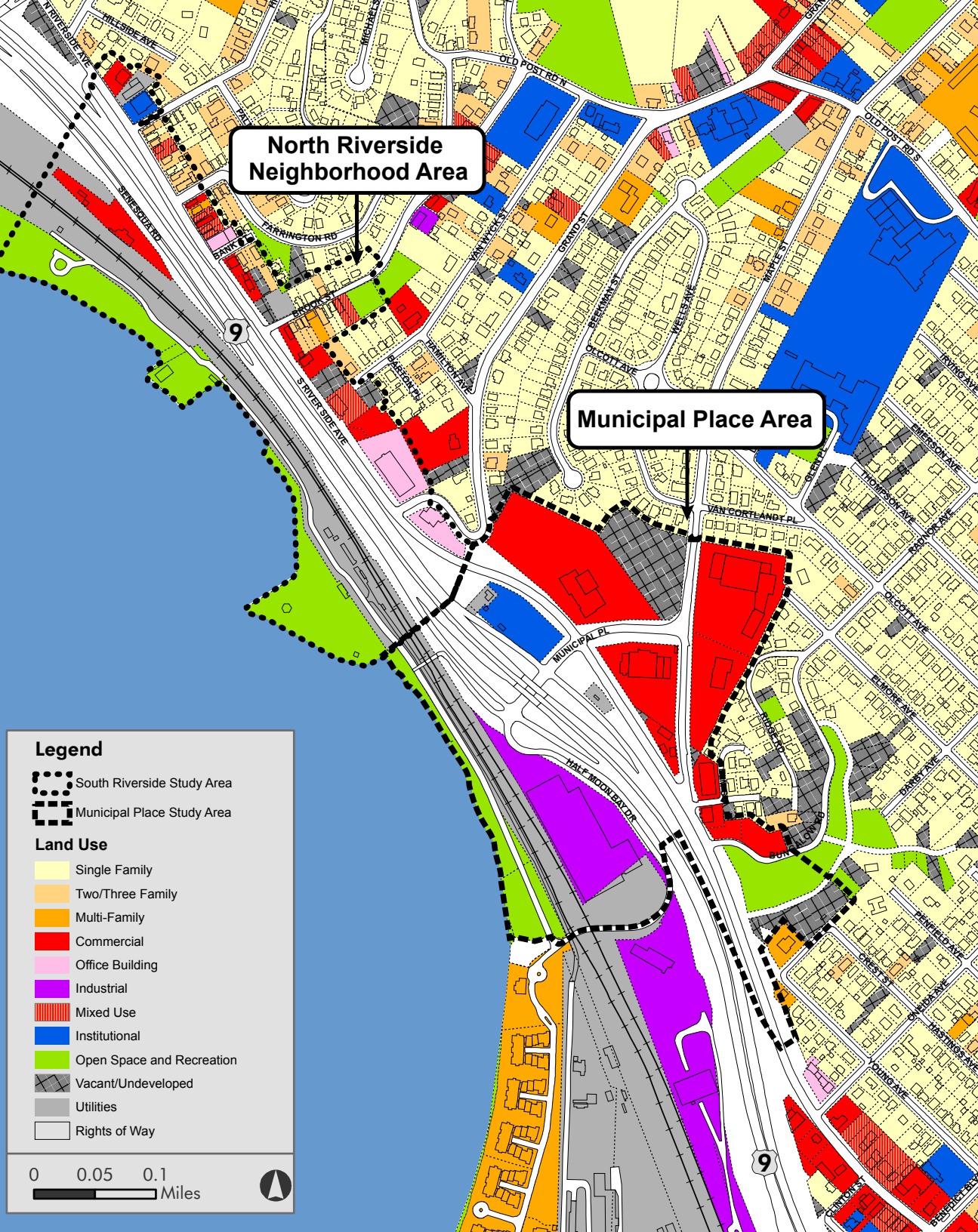
Land Use

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



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

Existing Zoning

C-2 District (General Commercial)

Permitted Uses:

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

Special Permit Uses

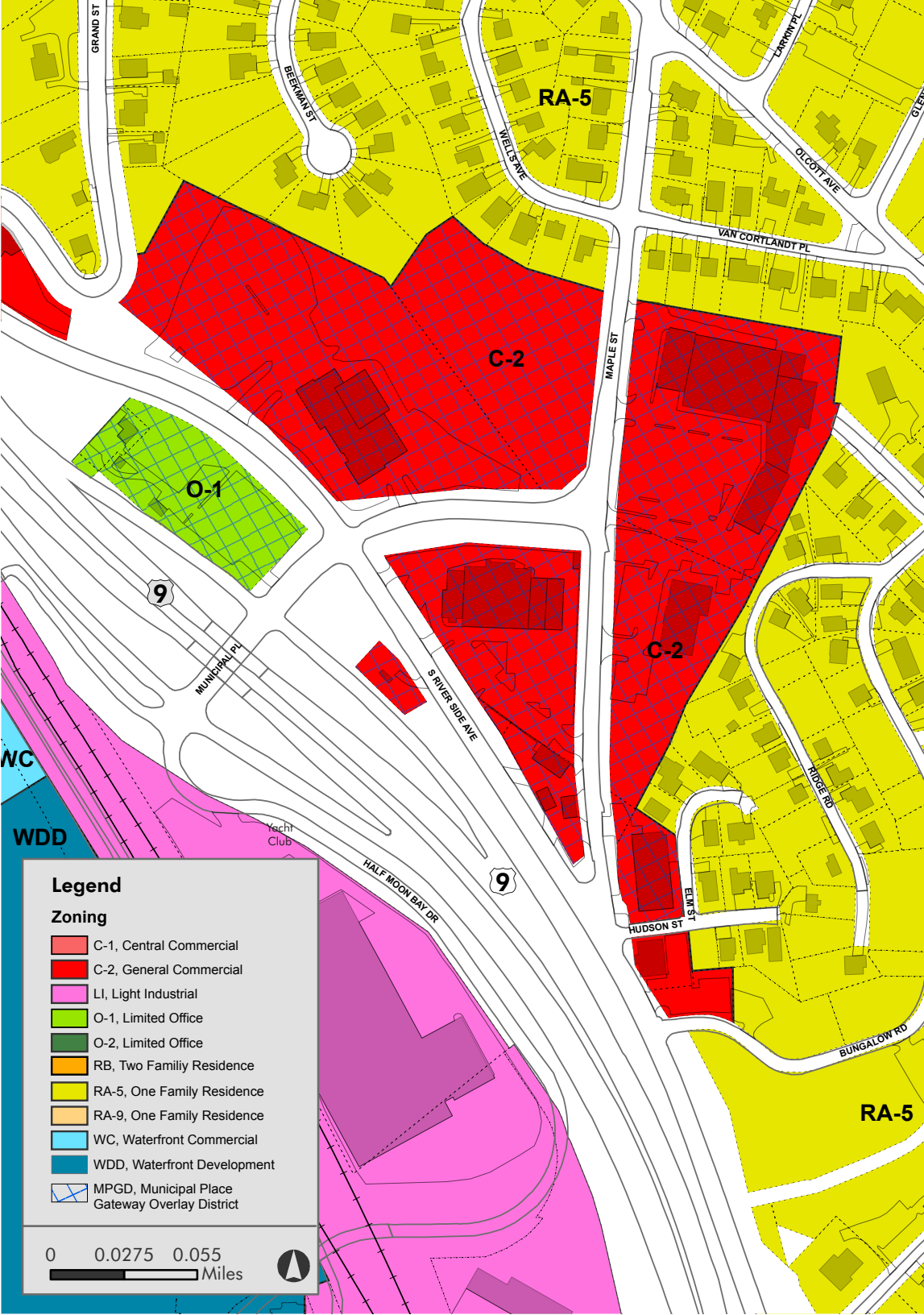
- Retail stores,
- Motor vehicle service station,
- Storage or repair garages,
- Hotel/inn,
- Automobile sales
- Mixed uses, with residential on upper floors, ground floor commercial limited to 5,000 SF.

Height/Bulk

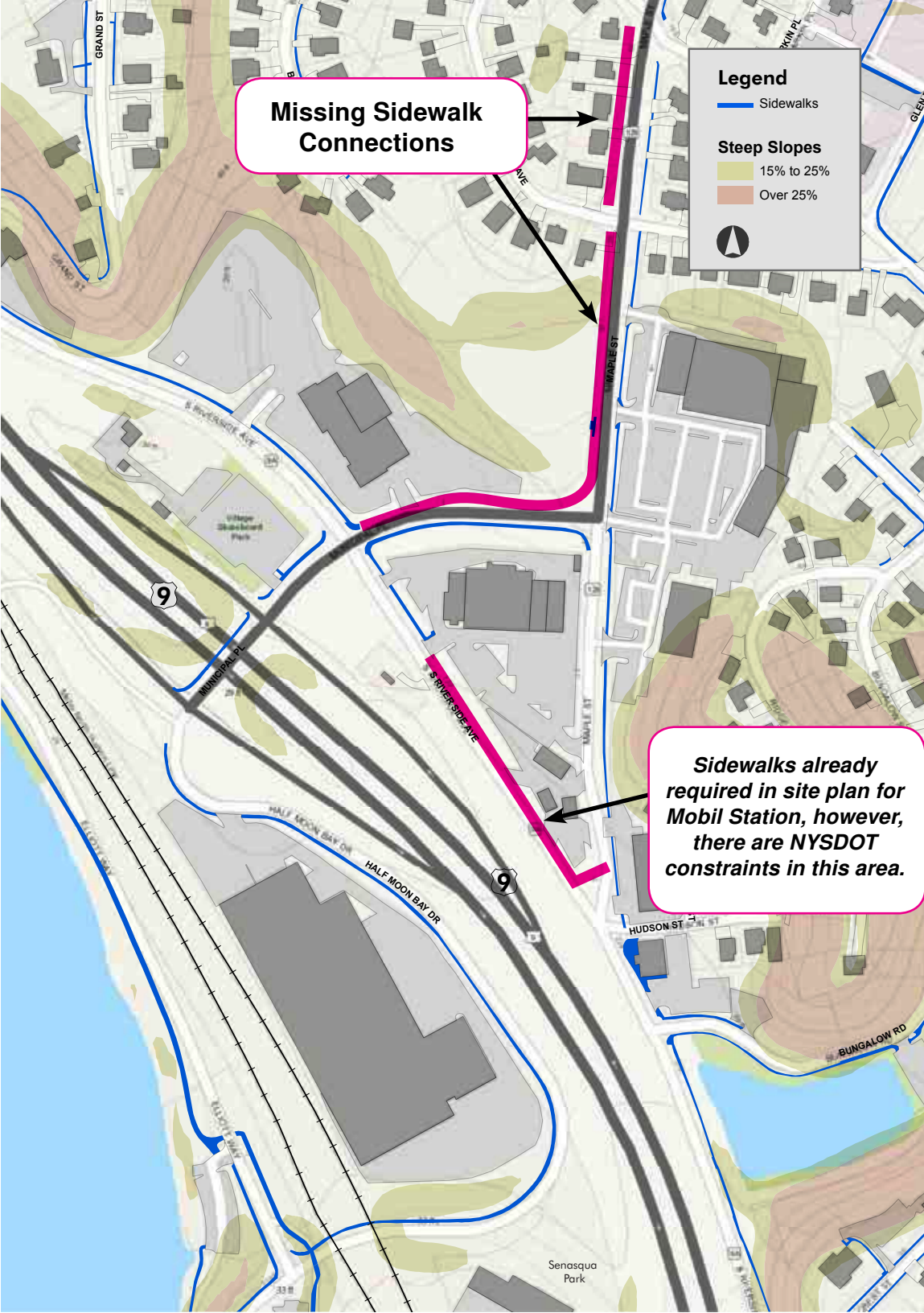
- 2 stories, 35 feet max
- 0.5 Floor Area Ratio (FAR)

Municipal Place Gateway Overlay District (MPGD)

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



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



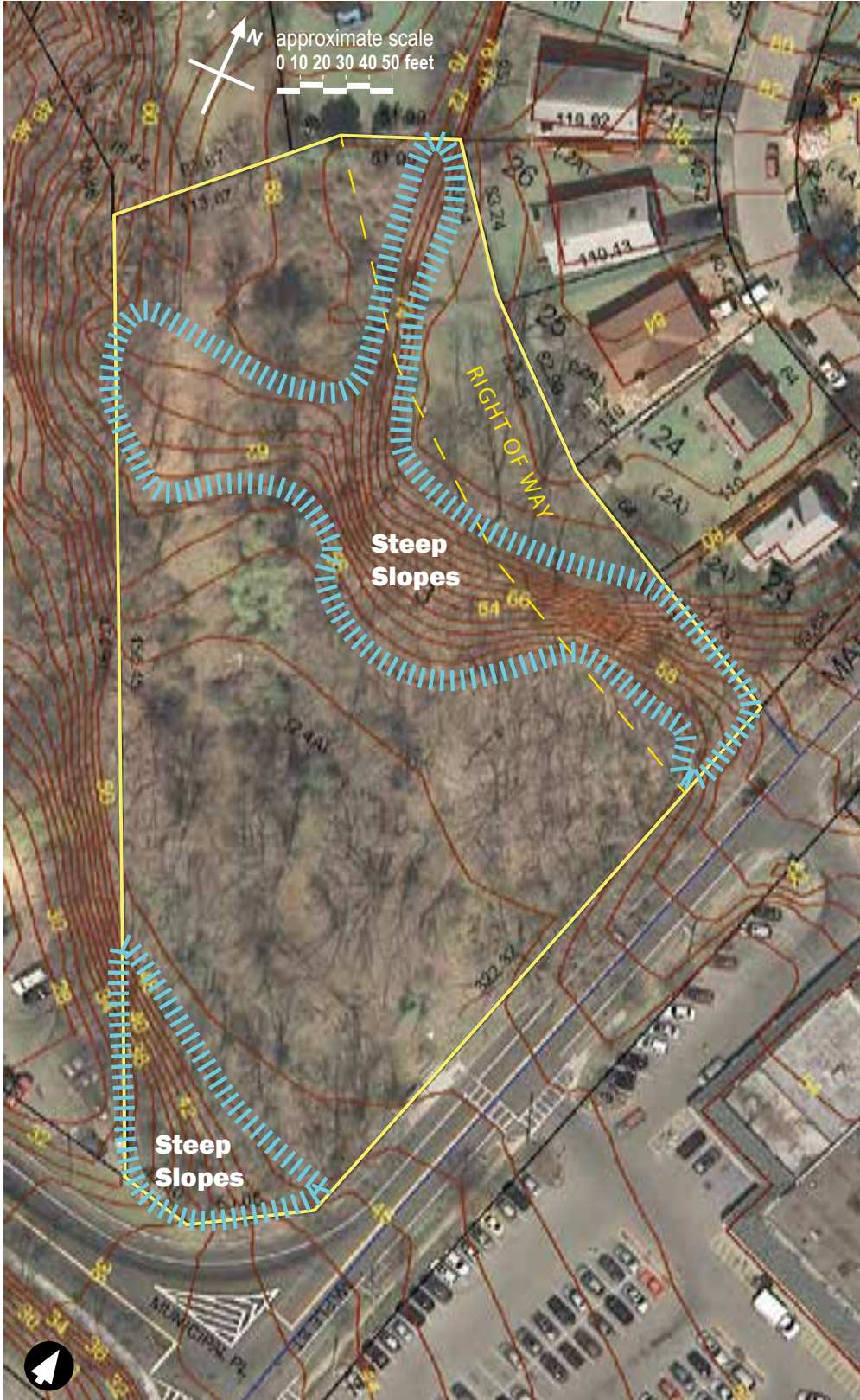
41-51 Maple Street (Katz Property)

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)

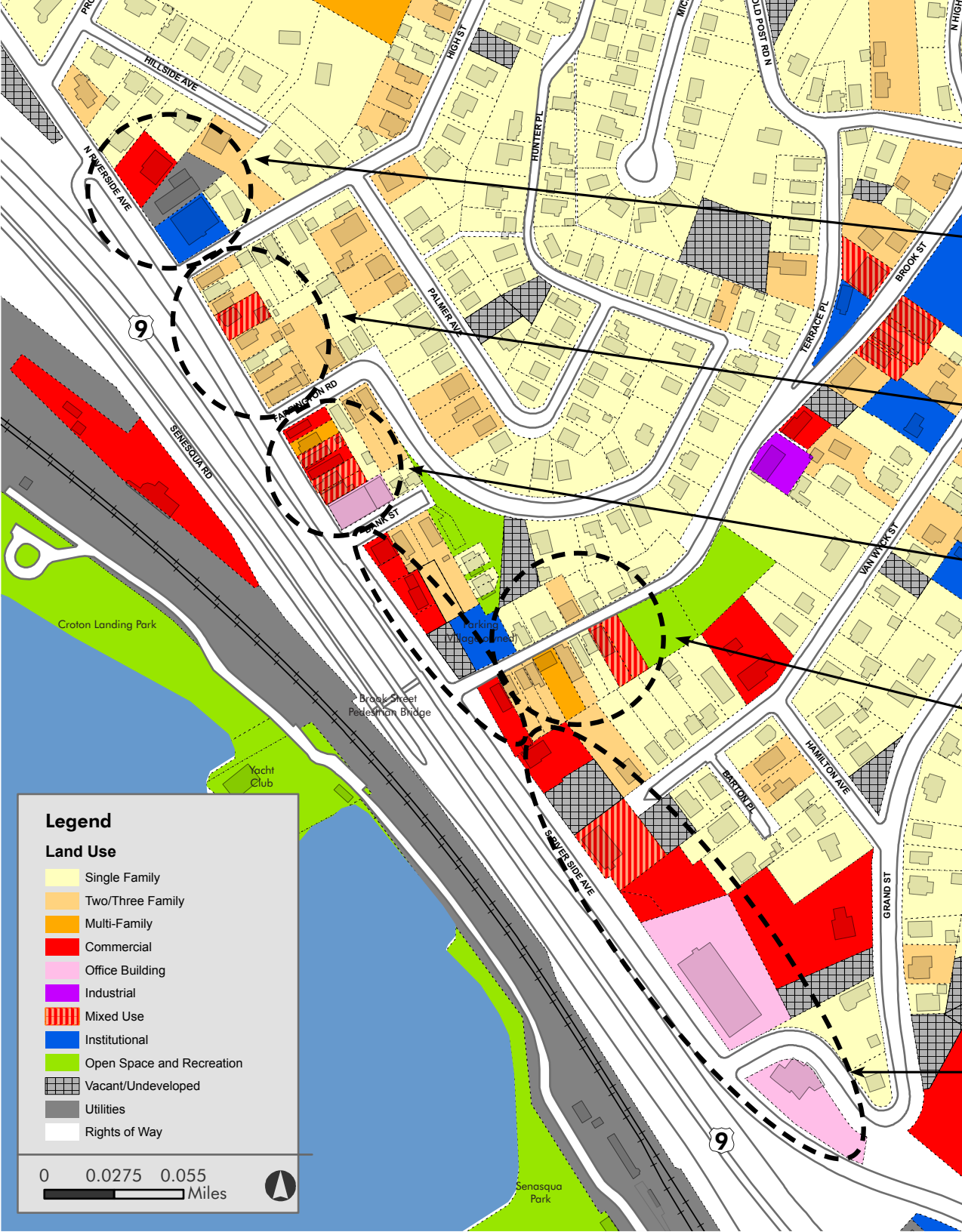


41-51 Maple Street (Katz Property)

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

N. Riverside Neighborhood Land Use



Sub-area 6



Sub-area 5



Sub-area 4



Sub-area 3



Sub-area 2



Sub-area 1

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

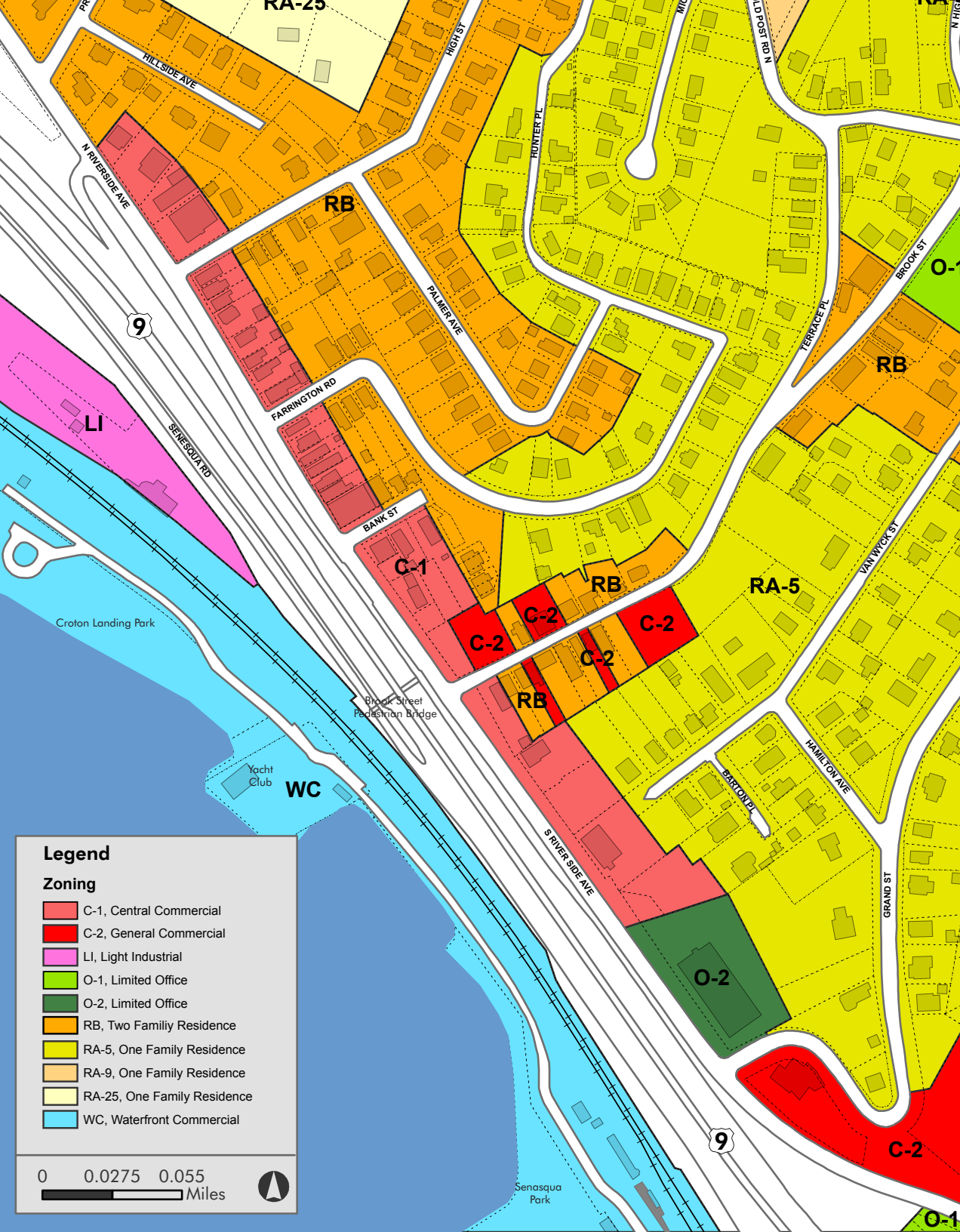
- No front-yard setback
- 2 stories, 35 feet max
- 2.0 Floor Area Ratio (FAR)

Brook Street

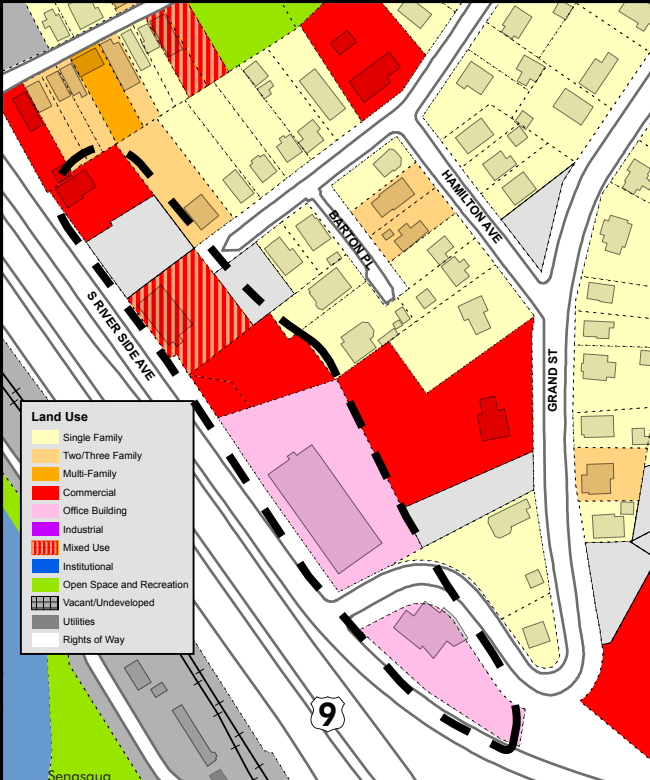
- Mixture of RB and C-2 zones

Grand Street

- O-2 and C-2 zones



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



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

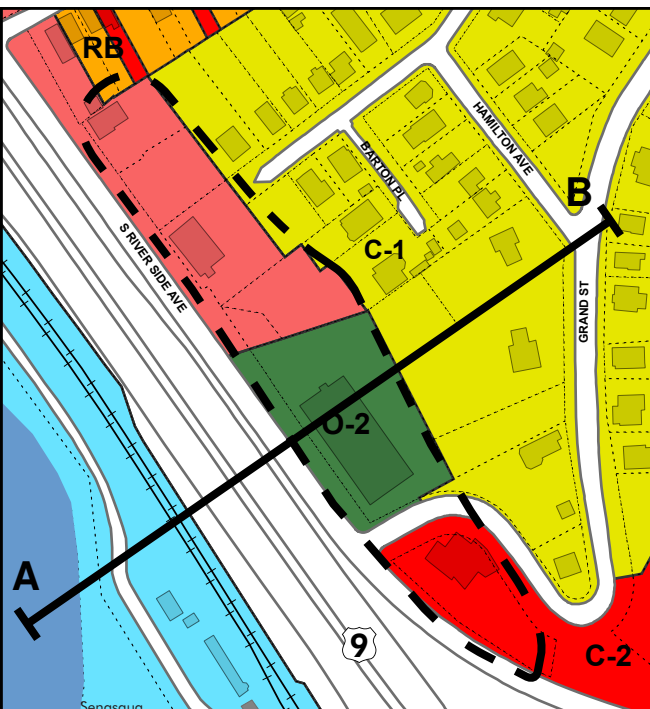
Site attributes/constraints

- 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.

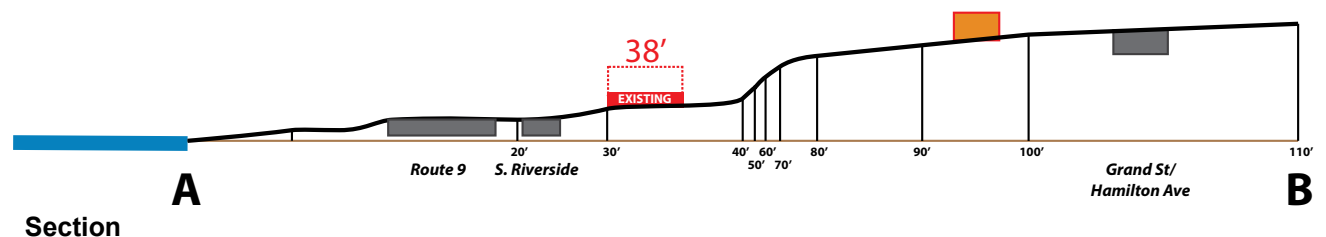
Zoning Issues:

- 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.

Land Use



Zoning



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



Land Uses:

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

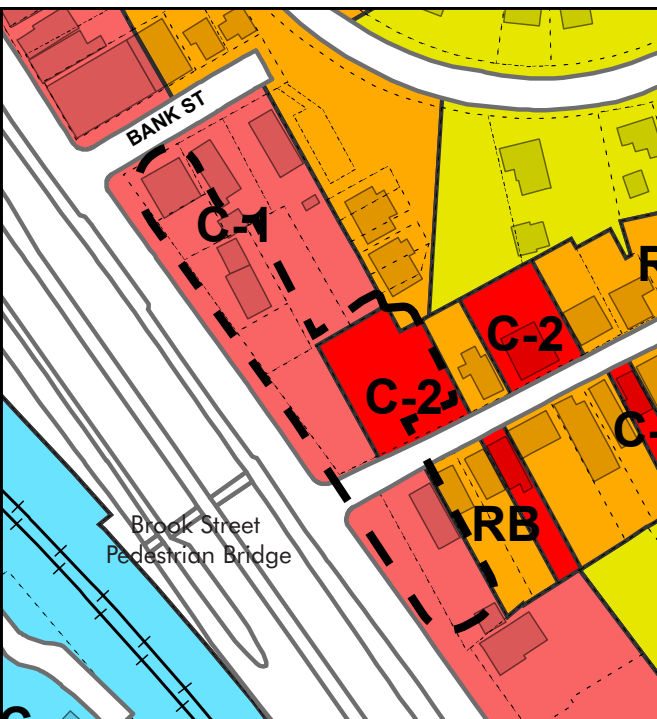
Site attributes/constraints

- 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.

Land Use



Zoning

North Riverside Neighborhood Sub-area 3 (Brook Street)



Land Uses:

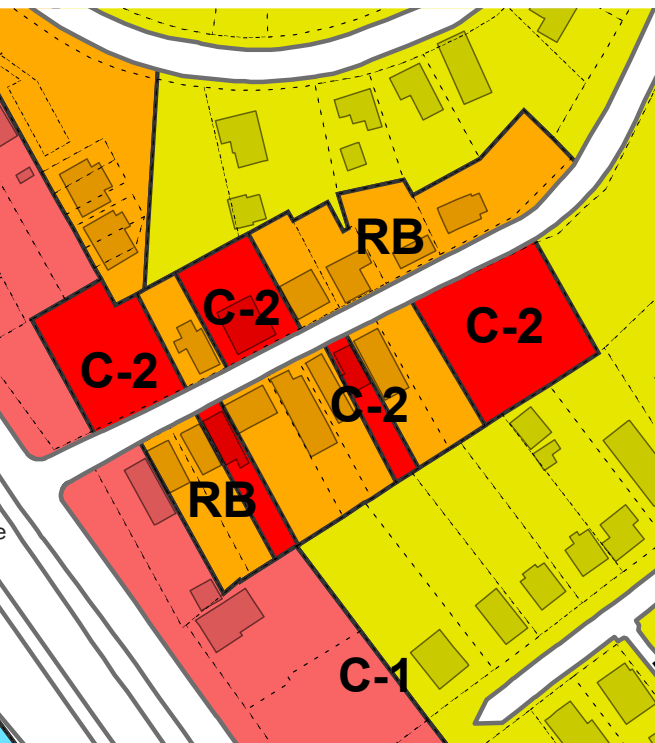
- 2 family residential, some with accessory offices.
- Homes primarily 2.5-3 stories

Site attributes/constraints

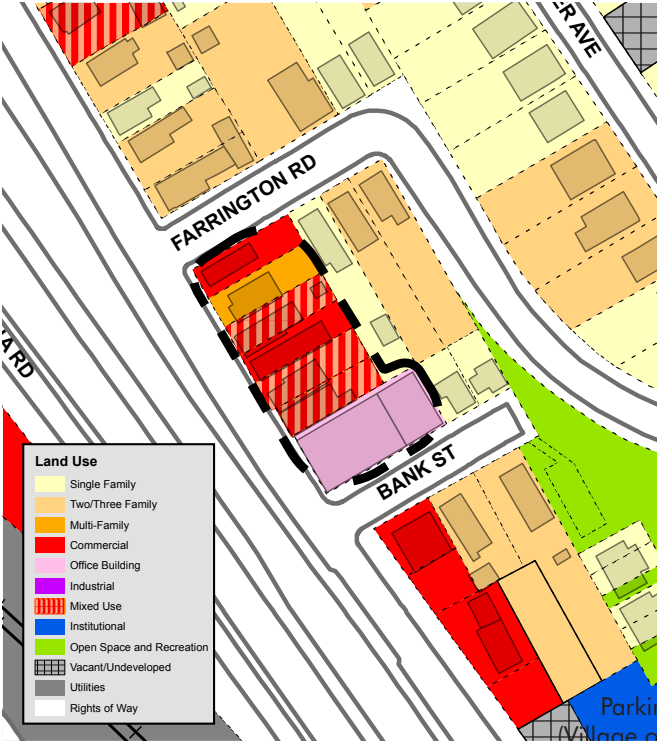
- Very narrow lots (some are 25-30 feet wide).
- Brook Street is an important vehicular connection to Upper Village.
- Lots constrained in rear by steep topography.
- Constrained area for parking, currently provided in ground floor garage or side yard.
- Pedestrian bridge access is uninviting

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).



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

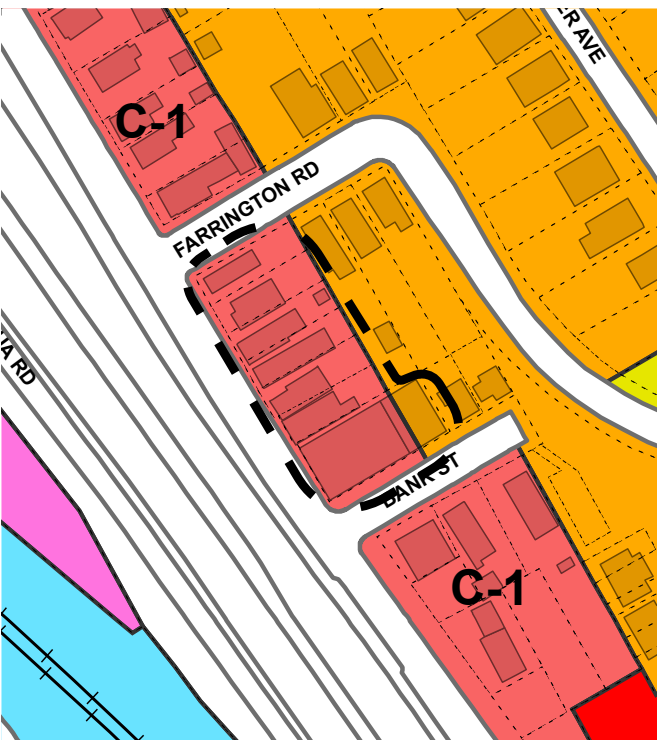
Site attributes/constraints

- 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



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

Land Uses:

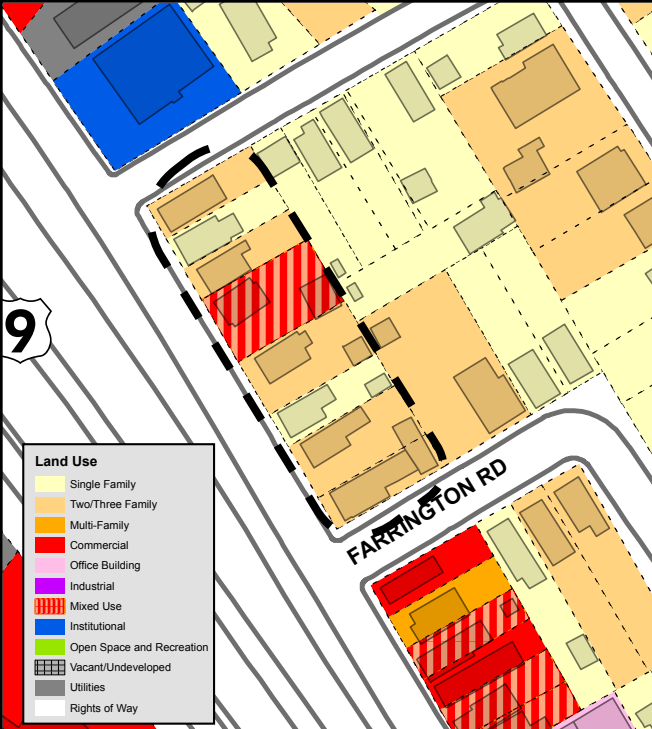
- Largely residential 1-2 family homes
- Building heights are 2.5 stories
- One mixed-use building (Croton Bait and Tackle)

Site attributes/constraints

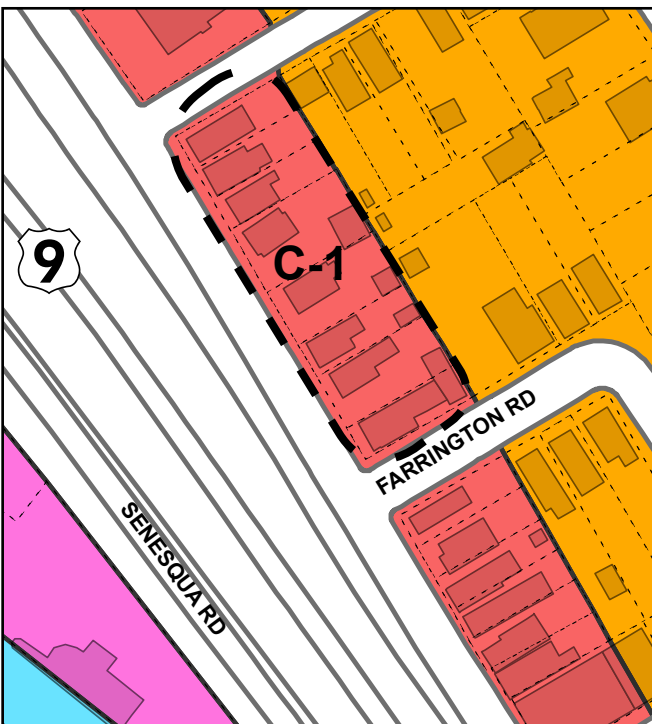
- Driveway provided in side yard.
- Approx. 5 foot setback for all homes.

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.



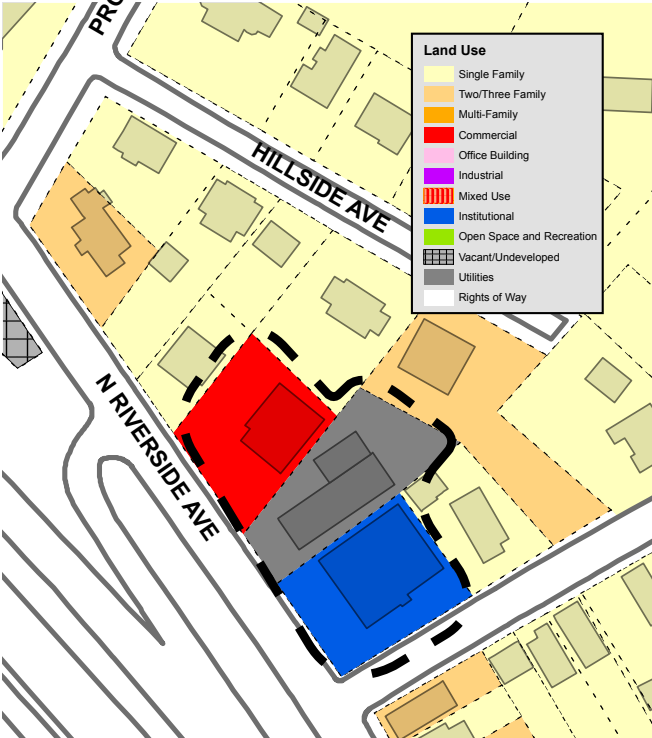
Land Use



Zoning



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



Land Uses:

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

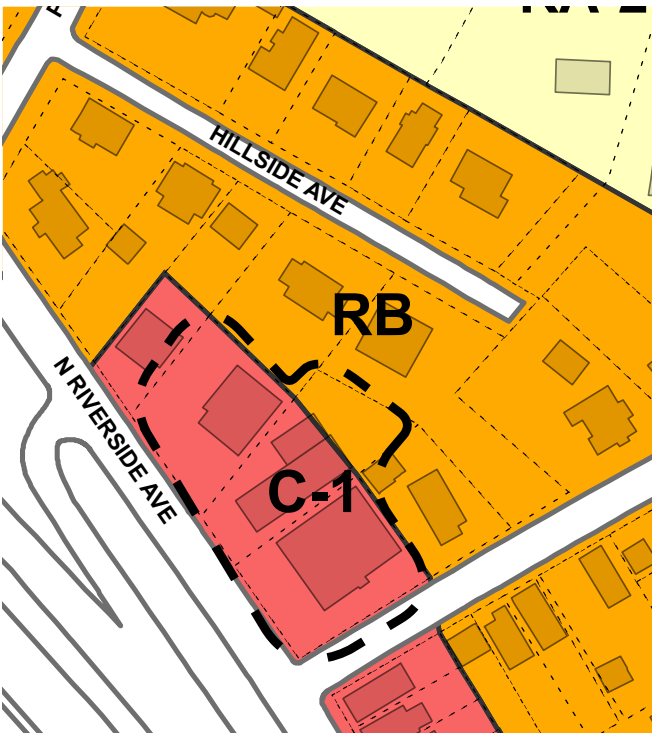
Site attributes/constraints

- 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



Preliminary Zoning Approach Municipal Place Gateway Area

**Considerations
for public
discussion
and input**

**(Nothing has been
determined)**

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

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

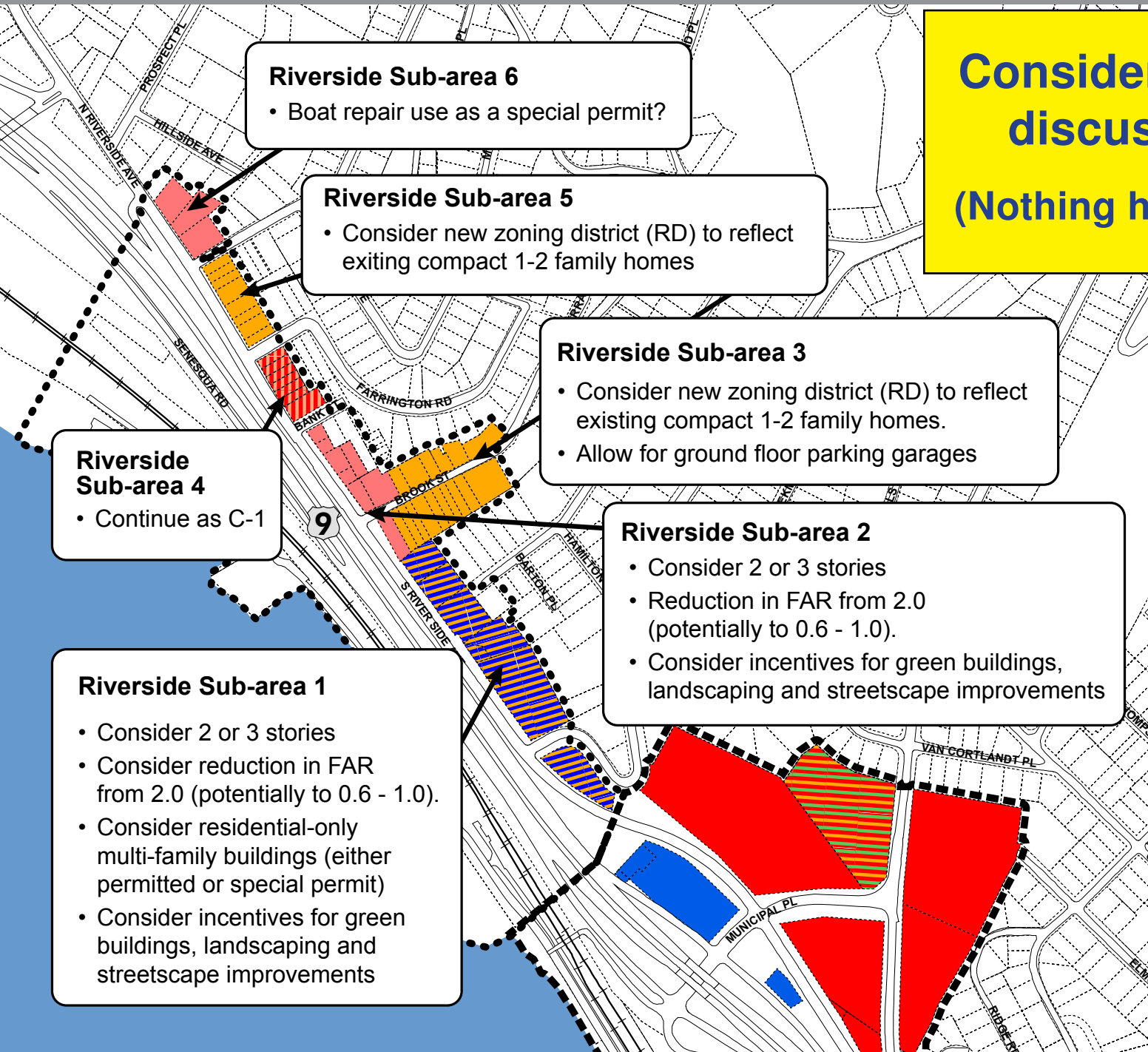
0 0.05 0.1
Miles



Preliminary Zoning Approach

North Riverside Neighborhood Area

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

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

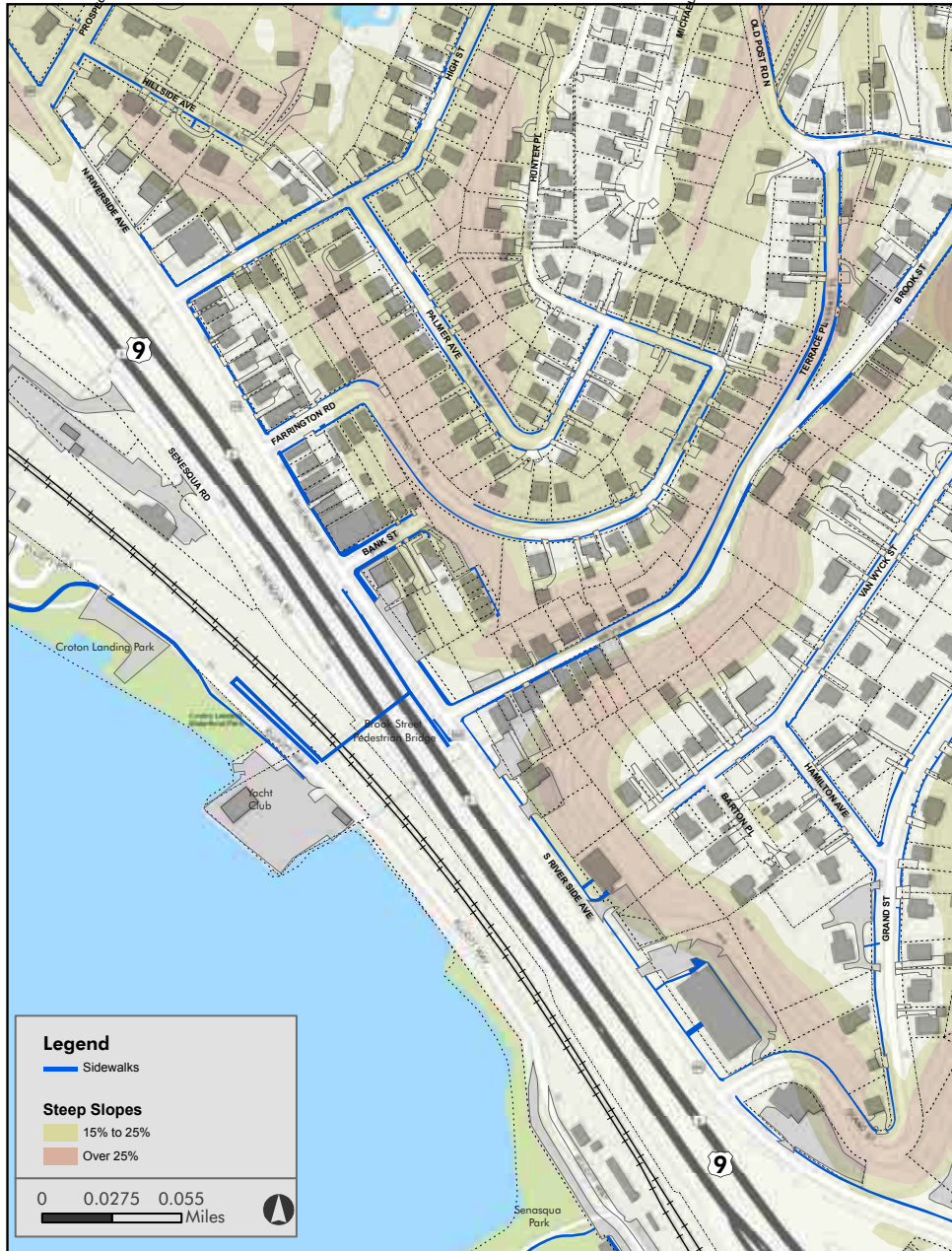
2. Or, use the QR Code to the right

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



Questions

North Riverside Neighborhood Area



Municipal Place Gateway Area

