



Waterfront Advisory Committee

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WATERFRONT ADVISORY COMMITTEE

To: Mayor Brian Pugh and the Board of Trustees

From: Bruce Kauderer, Chairman of Waterfront Advisory Committee

Subject: Referral from the Village Board on Proposed Solar Canopies at Croton Harmon Train Station Parking Lot

Date: January 13, 2021

On January 6, 2021, the Waterfront Advisory Committee (WAC) reviewed the above-referenced referral for consistency with the Village's Local Waterfront Revitalization Program (LWRP). Based on the review of the Coastal Assessment Form (CAF) and the documents associated with Sol Systems proposal, the WAC made a recommendation of consistency with the LWRP. The vote was 5-0.

The following changes were noted in the Coastal Assessment Form: On page 3, #3: **Will the proposed action involve or result in any of the following:** *f) Reduction of existing or potential public access to or along the shore? The answer should be "No" not "N/A" since signing a lease won't effect access.*

On page 5, #4 (l) through (o), the answers should be "N/A" not "No":

- l) Does the project involve discharge of toxic hazardous substances or other pollutants into coastal waters?*
- m) Does the project involve or change existing ice management practices?*
- n) Will the project affect any area designated as a tidal or freshwater wetland?*
- o) Will the project alter drainage flow, patterns or surface water runoff on or from the site?*

The WAC evaluated this referral for consistency in accordance with the LWRP policy standards and conditions set forth in section 225-6(J) of the Village Code, which are further explained and described in Section III of the LWRP.

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

POLICY 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.

POLICY 1B: Redevelop and revitalize Village owned land at the Metro North Train Station, including Village garage and bay area. Encourage integrated development of Village property to assure fulfillment of requirements relating to parking and accessory uses of Metro North Train Station, while facilitating public access to bay area and recreational use.

The proposed application is applicable and consistent with these policies. The solar canopies will improve the existing economic base of the community through lease payments and will provide an opportunity for the use of the site which will offset the carbon footprint of the village.

POLICY 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

This policy is applicable and consistent. The proposed installation of solar canopies at the train station provide an additional source of energy for the public's use to help offset the carbon footprint of the village.

The WAC believes that the proposed application will not have any potentially significant adverse impacts on coastal resources and is consistent with the LWRP policy standards and conditions. Because there are no expected adverse impacts on coastal resources, there is no reason to consider alternative actions or mitigation measures.

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