

George Latimer
County Executive

County Planning Board

February 7, 2020

Janine King, Village Manager
Village of Croton-on-Hudson
One Van Wyck Street
Croton-on-Hudson, New York 10520-2501

**Subject: Referral File: CRO 20-001 – Municipal Way Gateway Overlay Zoning District
Referral File: CRO 20-002 – North Riverside Neighborhood
Comprehensive Plan Amendment, Zoning Text & Map Amendments**

Dear Ms. King:

The Westchester County Planning Board has received revised versions of two proposed amendments to the Croton-on-Hudson Zoning Ordinance and Zoning Map. The proposed amendments are in accordance with the Municipal Place Gateway and North Riverside Neighborhood Zoning Study, which is also proposed to be added as an amendment to the Village's Comprehensive Plan.

The goals of the Zoning Study was to find ways to: 1) enhance and unify the functionality of the two commercial areas, the Municipal Way Gateway and North Riverside Neighborhood; 2) improve walkability and aesthetics; 3) provide direction for the Village-owned properties in the Municipal Place Gateway Area, including the Katz Property; and 4) determine potential for residential uses. The following two zoning amendments are proposed to facilitate these goals:

- **Referral File: CRO 20-001** would allow structures to be three stories at a 35 foot maximum height within the Municipal Way Gateway Overlay Zoning District. The zoning text would also be amended to allow residential or mixed-use development on the municipally-owned property at the northwest corner of Municipal Place and Maple Street, also known as the Katz Property. Regulations for this property would require a rear yard green buffer, park space along Municipal Place, a height of 35 feet, and various parking and dimensional regulations that would allow a projected 42 to 80 residential units on the property. Attached single-family residences and multi-family buildings would be included as a special permit use in commercial zoning districts, and the design guidelines for the Gateway Overlay District would be amended to discourage parking lots in the front of buildings.
- **Referral File: CRO 20-002** would split the C-1 zone within the North Riverside neighborhood into C-1RA Core Commercial and C-1RB Transitional Area. The C-1RA zone would allow three story mixed-use buildings with a reduced FAR from 2.0 to 0.8, lessening the allowable density by more than half. The C-1RB zone would allow for all-residential buildings of three stories under special permit if the density is decreased by more than half and a 15 foot landscaped setback is

provided. Both new zones would allow for three stories and a height of 35 feet, and requires new development to follow specific design guidelines. Additionally, properties along Brook Street and on North Riverside Avenue between High Street and Farrington Road would be reassigned to the Two-Family (RB) zone.

We previously reviewed an initial version of these amendments 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 responded to the Village in a letter dated November 1, 2019.

We have reviewed the current submission and we continue to find these changes to be consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995. Focusing mixed-use development around Municipal Place and Maple Street would create a more consolidated neighborhood center, while the changes along Riverside Avenue would keep the character of the neighborhood intact while establishing a stronger zoning organization than the piecemeal pattern that currently exists. We specifically appreciate the changes made in the current referral which will promote pedestrian improvements and the walkability of the neighborhoods.

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:



Norma V. Drummond
Commissioner

NVD/MV