



Village of **Croton-on-Hudson**

Waterfront Advisory Committee

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Chairman
BRUCE KAUDERER
Members
RICHARD OLVER
MERRILY BESVINCK
ANN GALLELLI
STUART GREENBAUM

Attorney
JAMES STAUDT
Village Engineer
DANIEL O'CONNOR, P.E.
Secretary
RONNIE ROSE

MEMO TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Bruce Kauderer, Chairman of Waterfront Advisory Committee

DATE: November 6, 2019

RE: Local Law Introductory 9 of 2019 – Municipal Place Gateway Overlay Zoning District

On November 5, 2019, the Waterfront Advisory Committee (WAC) reviewed for consistency with the Village's Local Waterfront Revitalization Program (LWRP) the referral from the Village Board regarding Local Law Introductory No.9-2019 (the "Draft Law") to amend the Zoning chapter of the Village Code to modify certain provisions for the Municipal Place Gateway Overlay Zoning District. Based on the Committee's review of the the Coastal Assessment Form (CAF), and the review of the 44 LWRP policies, the Waterfront Advisory Committee made a recommendation of consistency with the LWRP. The vote was 3 Ayes, 0 Nays (Trustee Oliver and Dr. Besvinick were absent).

In a review of the Coastal Assessment Form, no changes were noted.

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.

The WAC believes that this policy is applicable and consistent. The map changes and text changes of the proposed Local Law Introductory No. 9 for Municipal Place area address restoration, revitalization, and redevelopment of underutilized areas for commercial or compatible uses.

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.

This policy is applicable and consistent. The proposed map changes and text changes were reviewed through work group meetings, two public workshops and a draft final report. The proposed law is consistent with the goals of the comprehensive plan for development in the Municipal Place Gateway area.

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.

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.

These policies are applicable and consistent. Public services (for example, existing water and sewer facilities and other utilities) are already available in the Municipal Place Gateway Overlay District which includes developed properties such as Croton Auto Park, Croton Commons, and the Van Wyck Shopping Center.

Policy 5C: Limit proposed development within those portions of the coastal zone boundary area, where traffic impacts such as sight distance and carrying capacity of the roadways are restricted, particularly along Route 9A, Albany Post Road and Route 129.

This policy is applicable and consistent. The law as proposed gives the Village Board the authority to require applicants to provide for professional parking and traffic impact studies. The proposed law also allows the Village Board, as part of its special permit determination, the authority to address additional parking requirements.

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