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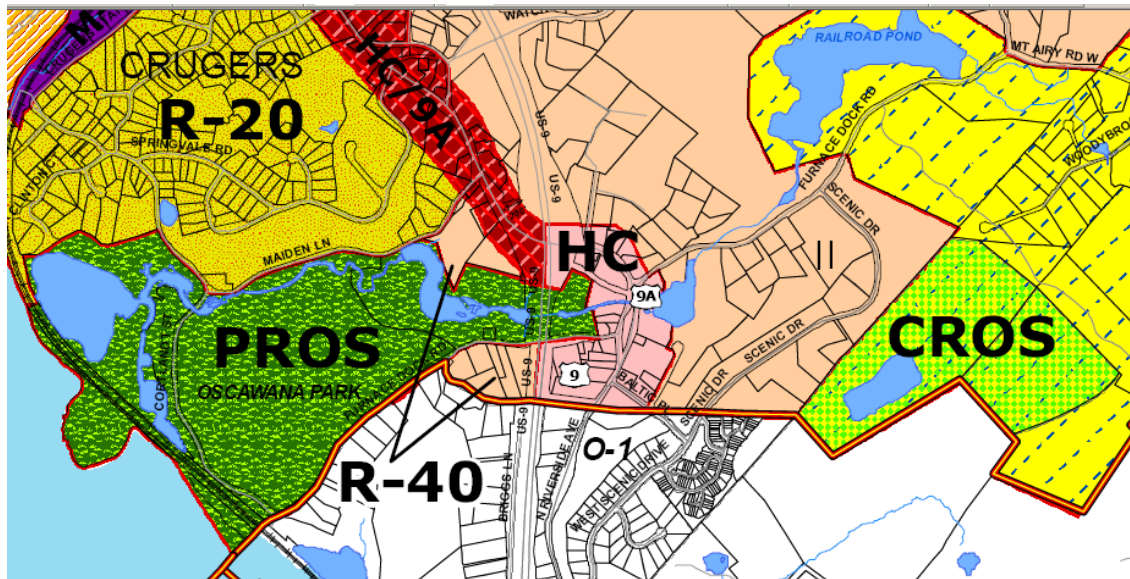
MEMORANDUM

Date: June 9, 2011
To: Abe Zambrano
From: Daniel O'Connor 
Subject: 1 Baltic Place – Proposed New Commercial Building

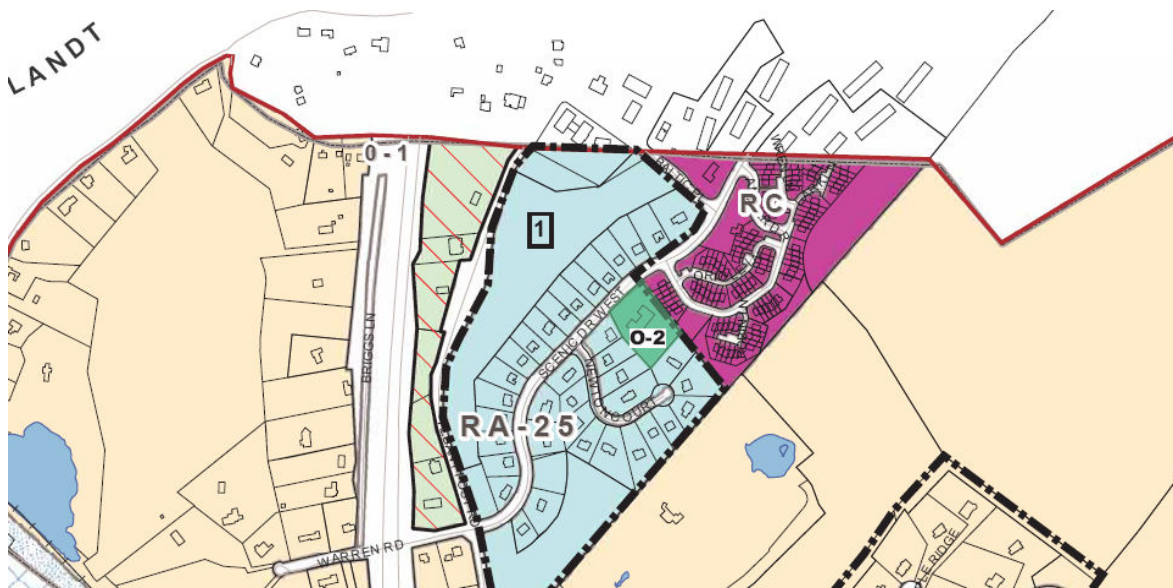
One Baltic Place is a lot that was approved as part of the Baltic Estates Subdivision. A copy of the approved subdivision plan (1995) is attached (sheets 1 and 5). This is a unique lot in that the Village/Town boundary passes through the center of the lot. Since the lot is in two municipalities the property is burdened by two sets of zoning and other municipal regulations.

The portion of the property in the Town of Cortlandt is in the HC (Highway Commercial) zoning district (see section of Town zoning map below) and the portion of the property in the Village is in the RA-25 (single-family residence district) zoning district (see section of Village zoning map below).

The property is currently developed for commercial use with two buildings, a bank and a commercial/office building, both of which are located on the Town portion of the property. The development on the Village portion of the property consists of a parking lot for the commercial uses, which was established by a special permit for commercial parking in a residence district issued by the ZBA.

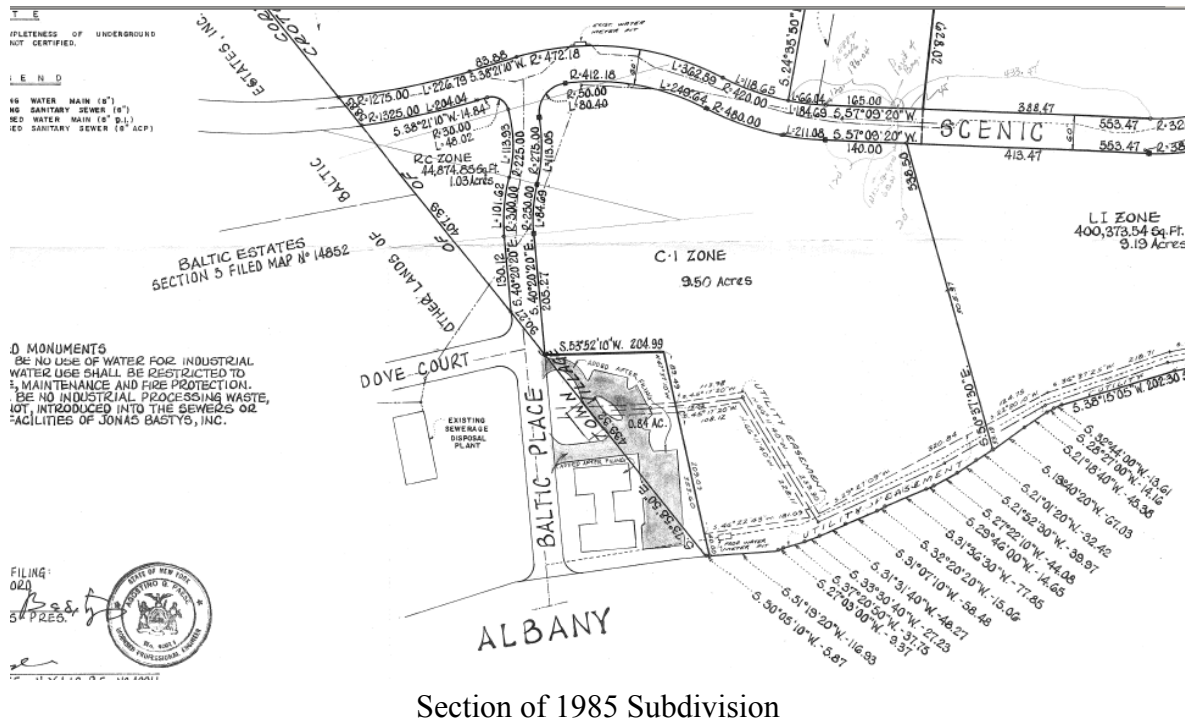


Section of Town of Cortlandt Zoning Map

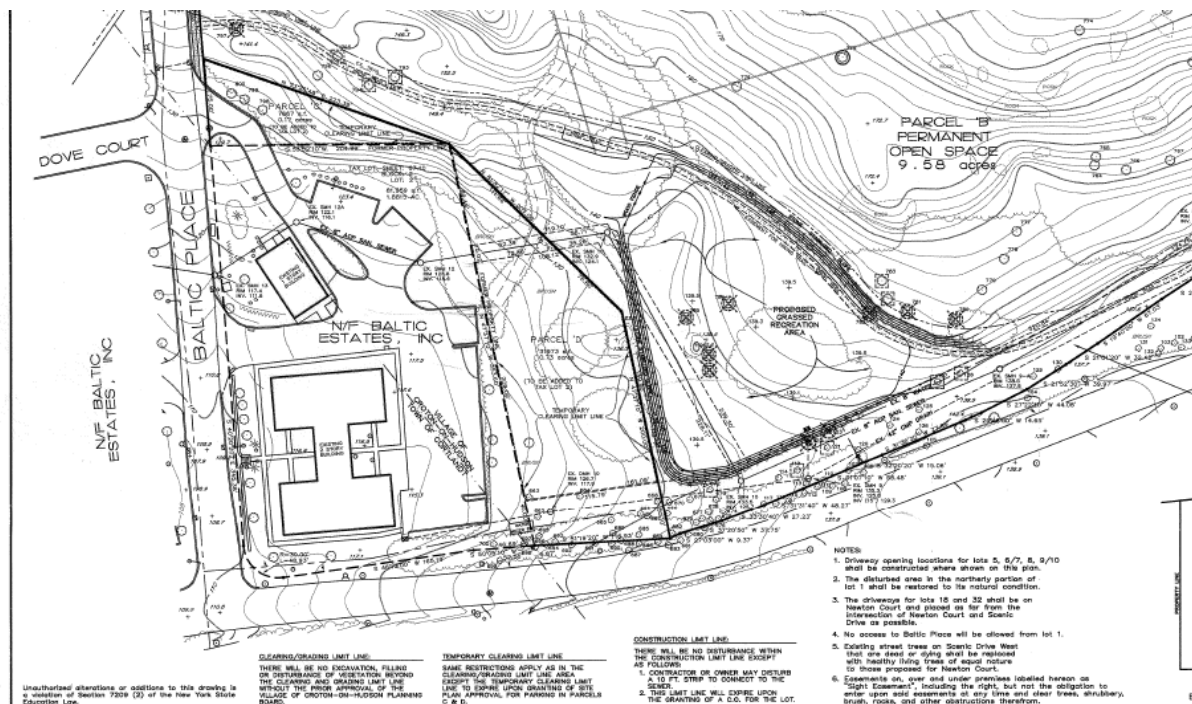


Section of Village of Croton-on-Hudson Zoning Map

The Baltic Estates property was subdivided in 1985 and again in 1995. The 1985 subdivision is attached; a section of the map shown below shows the commercial lot. It is also noted that the property in the Village was zoned C-1 (Central Commercial) at that time. The 1995 subdivision is also attached and shows that the commercial lot was expanded by about 0.9 Ac. A copy of the final resolution for the 1995 subdivision is attached.



The expansion of the lot that occurred in 1995 is shown on the section of the subdivision plan below.



Section of 1995 Subdivision

The proposed building is shown on the concept plan below and described by the architect as follows.

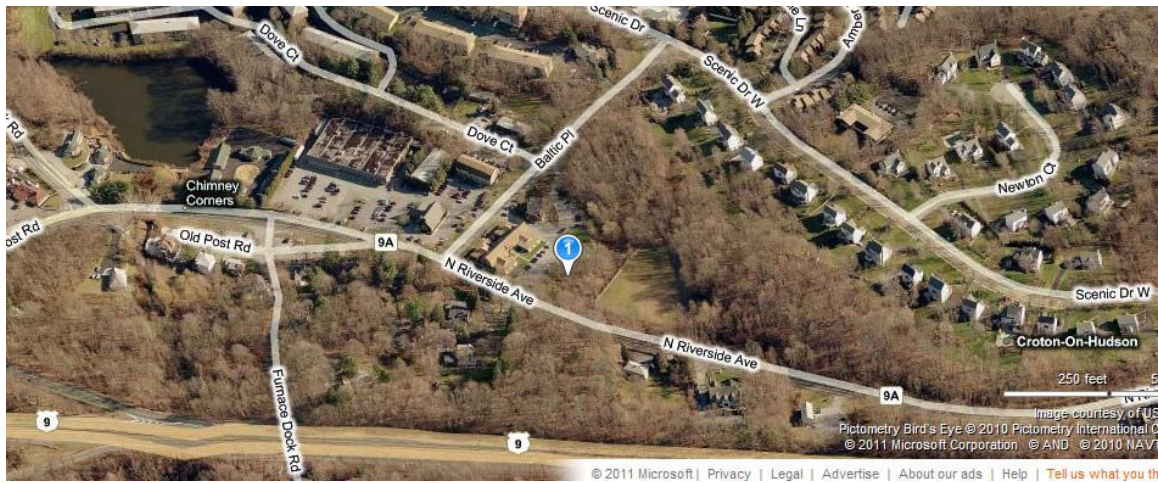
As we discussed, I've attached a copy of the site plan of the property adjacent to our office complex at Baltic Place. The site plan was prepared in 2004 and shows a two-story commercial building of approximately 4,700 sf/floor and the development of 50 new parking spaces. The property measures 31,972 sf and is already covered by some of the parking that serves the existing Baltic Place property.

The property is zoned RA-25 and the Owner could develop a single family home, but it does seem like a commercial (retail office) use would be a better fit for the parcel. As we noted, we could follow the design precepts of the Gateway overlay (whether or not the property was officially zoned with it) if that would help to support the overall zoning/design effort, but a zoning change to a commercial zone would be needed to develop anything but residential.

As indicated above, a zoning change would be required to allow a commercial building to be constructed.



The following are some images of the property.



Aerial image with proposed building location



Aerial image of proposed building location



Image of existing commercial building



Building is proposed to be located in the lawn area left of parking lot

If the building and other improvements have a market value of \$1.5 million the Village taxes would be $(1,500,000 \times 3.32 / 1,000 \times 237.182) \sim \12k/yr .

Village water service is available and sewer service would be provided by the private Baltic Estates Sewerage Company.

The Town of Cortlandt is likely to be involved and may need to issue an amended site plan approval for any changes to the portion of the property in the Town.

It is recommended that this be discussed with the Village Board to determine if they would be willing to entertain a request for a zoning change from RA-25 to C-2 (General Commercial).

Enc. (concept plan, subdivision maps and Final Sub Res)

cc: File