

McCullough, Goldberger & Staudt, LLP

MEMORANDUM

Date: January 5, 2012
To: Mayor and Members of the Board of Trustees, Croton-on-Hudson
From: James Staudt
Re: Harmon/South Riverside Gateway Overlay District Proposed Zoning
Amendments

In anticipation of meeting with you on January 9, 2012 regarding the Harmon/South Riverside proposed Zoning Amendments, I thought it would be helpful for me to provide you with this memorandum setting forth the procedural context and status of this matter.

In August of 2010 your Board circulated Local Law Introductory Number 3 of 2010 to the Village Planning Board and other interested agencies. In October of 2010 the Village Planning Board issued a memorandum and a dissenting memorandum to you which, among other things, recommended that certain modifications be made to the draft law. Your Board then reviewed the Planning Board recommendations and referred them to the Village's Planning Consultant ("VHB") for a report back to you. Thereafter, VHB reported back to your Board regarding the issues that were raised by the Village Planning Board and the public. In April of 2011 your Board directed that the draft Local Law be modified to incorporate requested changes and VHB proceeded to prepare an addendum to the Environmental Assessment Form. In October of 2011 your Board circulated the revised Local Law to Interested Agencies including the Village Planning Board, the County of Westchester and the Village Waterfront Advisory Committee.

You have now received back comments and recommendations from the Village's Waterfront Advisory Committee, the Village Planning Board and the County of Westchester Planning Department, and the draft law is back before you for consideration of those comments.

The next step is for your Board to consider the Agency comments and determine whether you wish to proceed toward enactment of the law and, if so, whether you wish to make any changes to the proposed law.

If you wish to make changes, you should direct me to make those changes to the law and resubmit them to you.

If you wish to proceed with the law, without changes, the next step will be for you to place the law on an upcoming agenda for consideration of a determination of environmental significance.

I will be in attendance at your Work Session on January 9th to answer any questions you might have.