



Robert P. Astorino
County Executive

County Planning Board

**Referral File No. CRO 11-004 – Harmon/South Riverside Gateway Area
Zoning Text and Map Amendments**

Date: November 14, 2011

Contact: Janine King, Assistant Village Manager
Village of Croton-on-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Materials received:

- Proposed Local Law Introductory Number 3-2010 (October 2011 version)
- Addendum to the EAF Part 3 Report and Coastal Assessment Form

These materials supplement materials that were referred previously. Our understanding of the proposed action, based on these materials, is included in the "Project Description" below.

PROJECT REVIEW SUMMARY

Consistency with County Planning Board policies

- The proposed action is consistent with *Westchester 202: Plan Together* and County Planning Board policies. Go to <http://westchester2025.westchestergov.com/> for more information on *Westchester 2025*.

Impacts to County facilities and services.

- The proposed action will not directly impact any county facilities or services

DETAILS OF COMMENTS

1. Consistency with County Planning Board policies. The revised proposed zoning amendments would allow mixed use development in the Harmon/South Riverside Gateway Overlay District subject to approval of a special permit by the Village Board of Trustees instead of as a principal permitted use. The proposed procedure would allow the Board of Trustees to evaluate each proposed development on its own merits and to make adjustment sin specified regulations. We consider this a reasonable approach that will encourage the adaptive reuse of existing structures and the introduction of new uses on underutilized sites. By requiring that at least 50% of the first floor of a mixed use building (located along the street front) be placed in non-residential use will encourage limited commercial development appropriate for the neighborhood.

As detailed in the Addendum to the EAF, the mixed-use developments approved under these provisions should expand the range of available housing options in the Village.

2. Affordable Affirmatively Furthering Fair Housing. As you are aware, Westchester County has prepared Model Ordinance Provisions that promote development of affordable AFFH units. These Provisions are included in the *Westchester County Fair and Affordable Housing Implementation Plan* (dated August 9, 2010). A key recommendation of the Model Ordinance Provisions is that developments of five or more units be required to include no less than 10% of the total number of units as affordable units, consistent with County definitions.

Thank you for the opportunity to comment on this matter.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 
Edward Burroughs, AICP
Commissioner

EEB/KE

PROJECT DESCRIPTION

The proposed Local Law expands the area of, and modifies the zoning regulations for, the Harmon/South Riverside Gateway area consisting of lots located on Croton Point Avenue, South Riverside Avenue and Clinton Street. The area is located in close proximity to the Metro-North train station. The proposed Local Law would also provide that "mixed use" in the Harmon/South Riverside Gateway Overlay District be permitted by Special Permit. The intent of the proposed amendments is to encourage commercial redevelopment and facilitate mixed use development.