

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York:

Resolution #29-2022

WHEREAS, Matra Group, LLC, the owner of property at 1380 Albany Post Road consisting of approximately 1.6 acres in size located in the Limited Office (O-1) zoning district in the North End Gateway Overlay District (the "Property"), submitted a Petition to the Village Board of Trustees for a Zoning Amendment to establish use and bulk/area regulations pertaining to the North End Gateway District to allow for a mixed-use development of approximately 33,400 square feet on the Property; and

WHEREAS, on November 3, 2021 the Village Board of Trustees circulated its notice of intent to be Lead Agency for SEQRA purposes and referred the Petition to the Village Planning Board and Westchester County Planning Board; and

WHEREAS, the Board of Trustees received comments on the proposed Zoning Amendment from the Village Planning Board and the Westchester County Planning Board, and subsequently received comments from the Village Waterfront Advisory Committee regarding a recommendation on Consistency with the LWRP; and

WHEREAS, the Board of Trustees reviewed the comments at a work session of the Board and requested certain revisions be made to the proposed Zoning Amendment; and

WHEREAS, on February 7, 2022, the Village Board of Trustees held a public hearing on the proposed Zoning Amendment at which time all those wishing to be heard had an opportunity to speak, and the Board of Trustees closed the public hearing; and

WHEREAS, on February 28, 2022, the Village Board of Trustees reviewed the EAF Part 2 and verbally answered the questions set forth therein based upon the entire record with specific reference to information in Part 1 as identified in the Part 2 form, and determined there were no potential impacts identified as moderate to large, and therefore no additional analysis was required in a Part 3, and directed the preparation of the Part 2 and Part 3 forms and a negative declaration under SEQRA for adoption; and

WHEREAS, the Village Board desires to memorialize its discussion and findings with respect to its SEQRA determination of significance as set forth at the February 28, 2022 meeting in written form; and

WHEREAS, the Village Board has reviewed each of the 44 policies and sub-policies thereunder set forth in the LWRP and the explanation of each policy as set forth in the LWRP; and

WHEREAS, at its meeting on February 28, 2022 the Village Board verbally made its findings with respect to each of the policies and sub-policies and directed the preparation of a resolution that, based upon its review of the LWRP, the EAF, the Coastal Assessment Form, and the Waterfront Advisory Committee's recommendations, and the review and discussion undertaken by the Board, the proposed action complies with the policy standards and conditions and is consistent with the policies of the LWRP; and

WHEREAS, the Village Board desires to memorialize its discussion and findings with respect to its determination of consistency with the Local Waterfront Revitalization Program (LWRP) as set forth at the February 28, 2022 meeting in written form; and

WHEREAS, the Village Board has considered all comments received both verbally and in writing as part of the public hearing and throughout this process on the proposed Zoning Amendment, together with all other documents and correspondence which are a part of the record on this matter,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby issues and adopts the EAF Parts 2 and 3 Determination of Significance attached hereto, and adopts a Negative Declaration under SEQRA in connection with this action;

AND BE IT FURTHER RESOLVED: that the Village Board makes the following findings regarding the applicability of the LWRP policies and the consistency of the Proposed Action with those policies and conditions of the LWRP which it found applicable:

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.

The Village Board found that this policy was applicable to the proposed action in that it includes a zoning modification which should be reviewed pursuant to this policy. The Board found the action is consistent with this policy as the proposed zoning amendment will result in residential development in this area which is consistent with the adopted goals and policies of the Village in the LWRP and Comprehensive Plan.

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.

The Village Board found that this policy is applicable and that the proposed action is consistent and complies with this policy as it directs development within the North End Gateway area within the service area of existing water facilities and that although public sewer is not available, adequate septic systems can be provided and would be appropriate.

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.

The Village Board found that this policy is applicable and that the proposed action will comply with and be consistent with the proposed policy. The Property is located along a section of Albany Post Road which has sufficient sight distance and capacity.

The remaining policies and conditions of the LWRP not specifically discussed above were reviewed and found to not be applicable.

AND BE IT FURTHER RESOLVED: that based upon the above, the Village Board of Trustees confirms its determination that the Proposed Action, including the Zoning Amendment and proposed development, complies with the policy standards and conditions set forth in the Village's LWRP;

AND BE IT FURTHER RESOLVED: that the Village Board of the Village of Croton-on-Hudson hereby adopts Local Law Introductory No. 2 of 2022 to amend Chapter 230, Zoning, of the Code of the Village of Croton-on-Hudson to establish Use and Bulk/Area Regulations pertaining to the North End Gateway District, which upon adoption becomes Local Law No. 3 of 2022.

Dated: March 7, 2022