

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 #35-2022

WHEREAS, the Village would like to amend Chapter 230 of the Village Code, Zoning, to add provisions related to cannabis shops; and

WHEREAS, the Village Board is considering the adoption of Local Law Introductory No. 5 of 2022, which has been drafted for such purposes; and

WHEREAS, the Village has completed Part 1 of the Short Environmental Assessment Form (EAF) and a Coastal Assessment Form (CAF),

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village Board hereby determines that the Proposed Action is an Unlisted Action.
2. The Village Board hereby declares itself to be the Lead Agency for SEQRA purposes in connection with the Proposed Action.
3. The Village Board hereby issues the EAF and CAF which it has before it in connection with the Proposed Action.
4. The Village Board hereby refers to the Village Planning Board the Draft Law for a report back to the Village Board in accordance with Village law.
5. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Village Waterfront Advisory Committee for a recommendation back to the Village Board in accordance with Village Law.
6. The Village Board hereby refers the Draft Law, the EAF and the CAF the Westchester County Planning Board for review in accordance with law.
7. The Village Board hereby directs Village staff to make any other circulations and notifications regarding the Proposed Action as may be required by law.

Dated: March 21, 2022

**VILLAGE OF CROTON-ON-HUDSON
BOARD OF TRUSTEES**

LOCAL LAW INTRODUCTORY NO. 5 OF 2022

**A LOCAL LAW TO AMEND CHAPTER 230 OF THE CODE OF THE VILLAGE OF
CROTON-ON-HUDSON, ZONING, TO UPDATE PROVISIONS RELATED TO
CANNABIS SHOPS**

Be it enacted by the Board of Trustees of the Village of Croton-on-Hudson as follows:

Section One. Section 230-4 of the Code of the Village of Croton-on-Hudson is hereby amended to include the following.

CANNABIS SHOP

A retail outlet selling or distributing any cannabis product, the sale of which requires a license under the provisions of Section 7-A, Cannabis, of the Consolidated Laws of the State of New York.

Section Two. Section 230-16 of the Code of the Village of Croton-on-Hudson is hereby amended to read as follows:

§ 230-16 Central Commercial C-1 District.

A. Permitted uses. In a Commercial C-1 District, no building or premises shall be used and no building or part of building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

- (1) Retail stores and banks, except that no cannabis shop, or vape or tobacco shop shall be permitted within 500 feet of the property line of the Pierre Van Cortlandt Middle School and Croton-Harmon High School and may not be located within 500 feet of any other cannabis shop, or vape or tobacco shop.

Section Three. Severability

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Four. Effective Date

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Short Environmental Assessment Form

Part 1 - Project Information

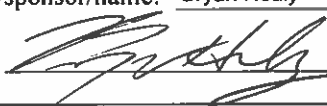
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

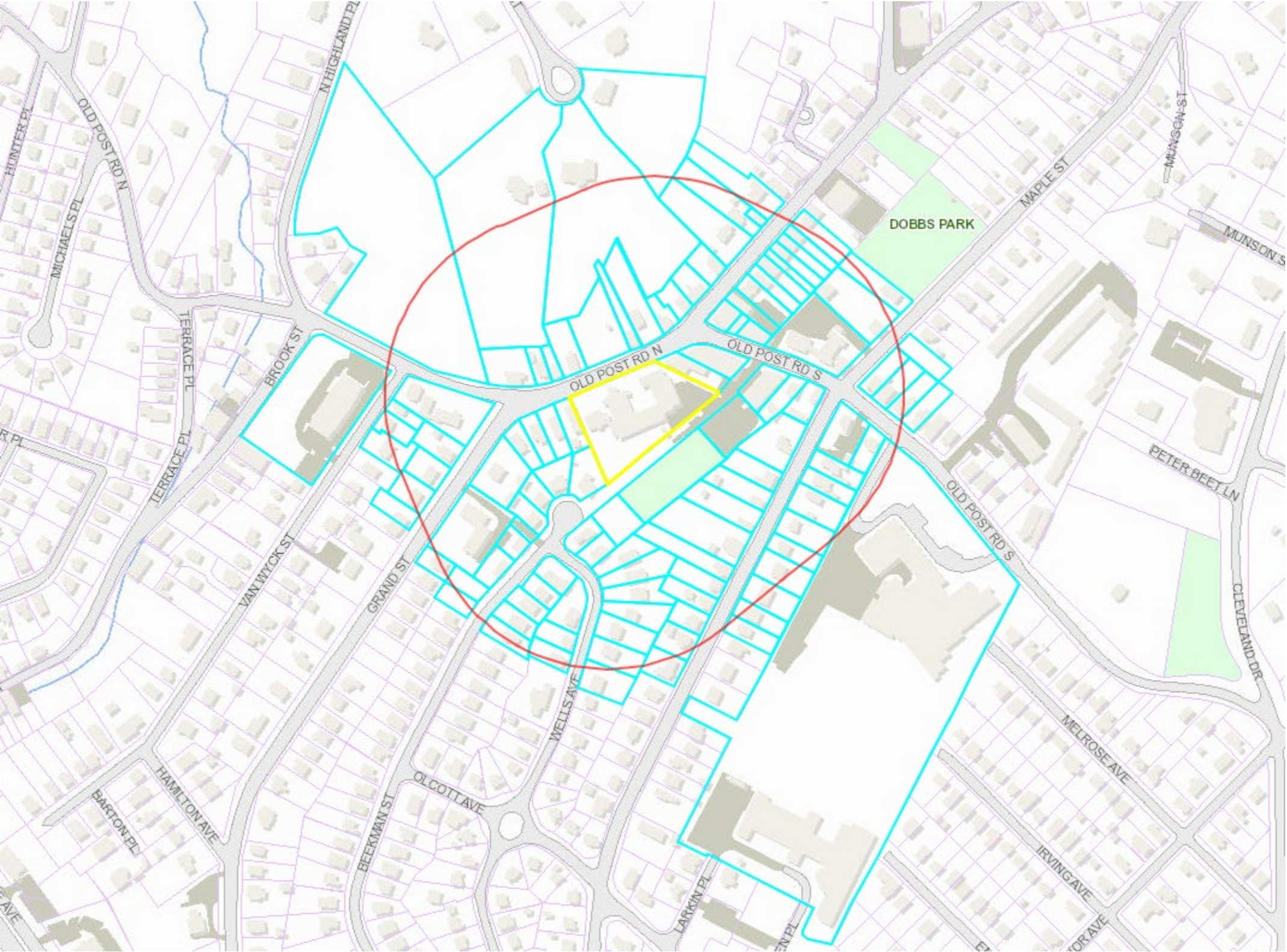
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:		Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☐ Residential (suburban)
☐ Forest	☐ Agriculture	☐ Aquatic	Other(Specify):	
☐ Parkland				

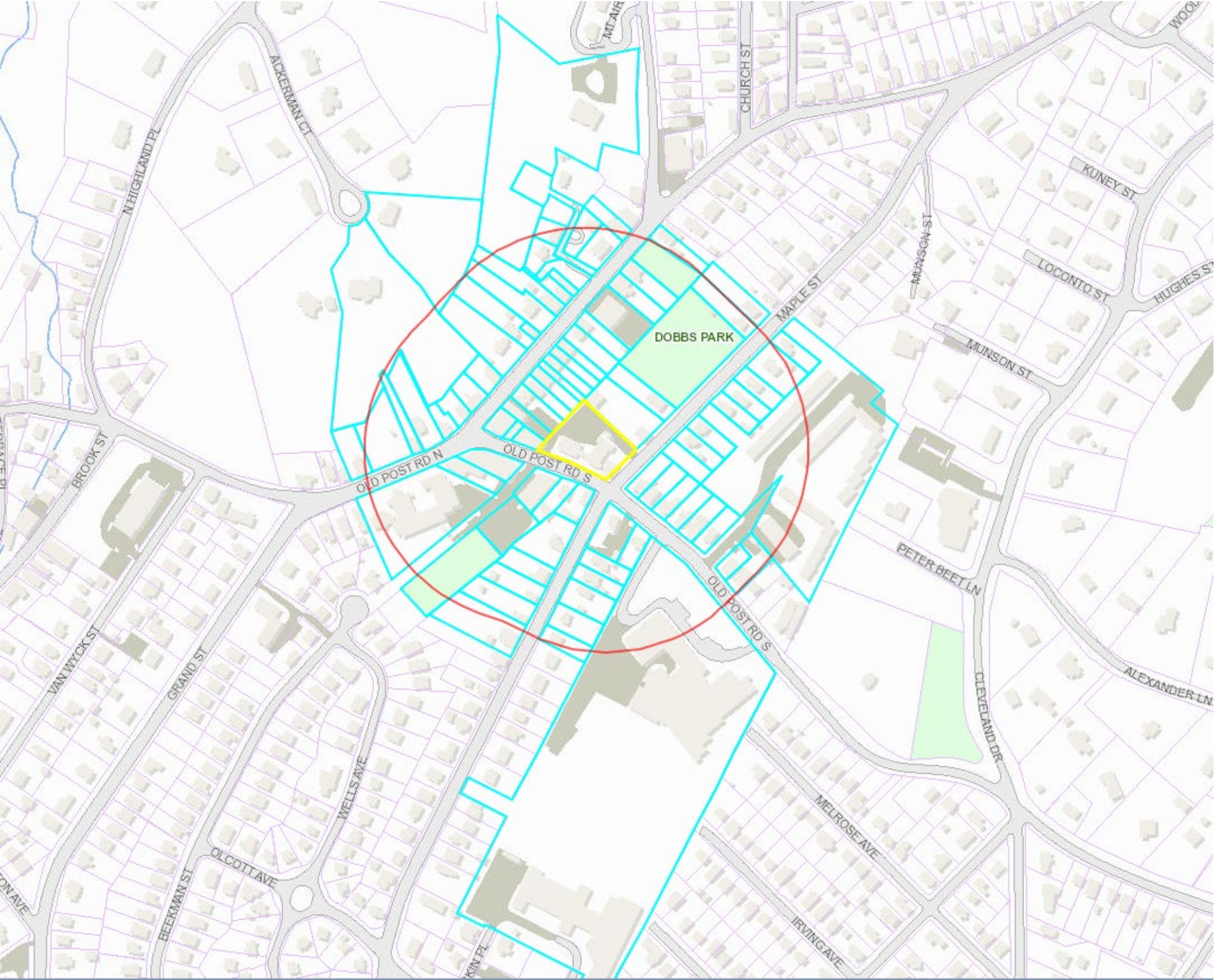
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO YES ☐ ☐		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO YES ☐ ☐		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO YES ☐ ☐ ☐ ☐ ☐ ☐		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO YES ☐ ☐		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO YES ☐ ☐		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO YES ☐ ☐		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO YES ☐ ☐ ☐ ☐		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO YES ☐ ☐ ☐ ☐ 		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Bryan Healy</u> Date: <u>3/18/2022</u>		
Signature: <u></u> Title: <u>Village Manager</u>		

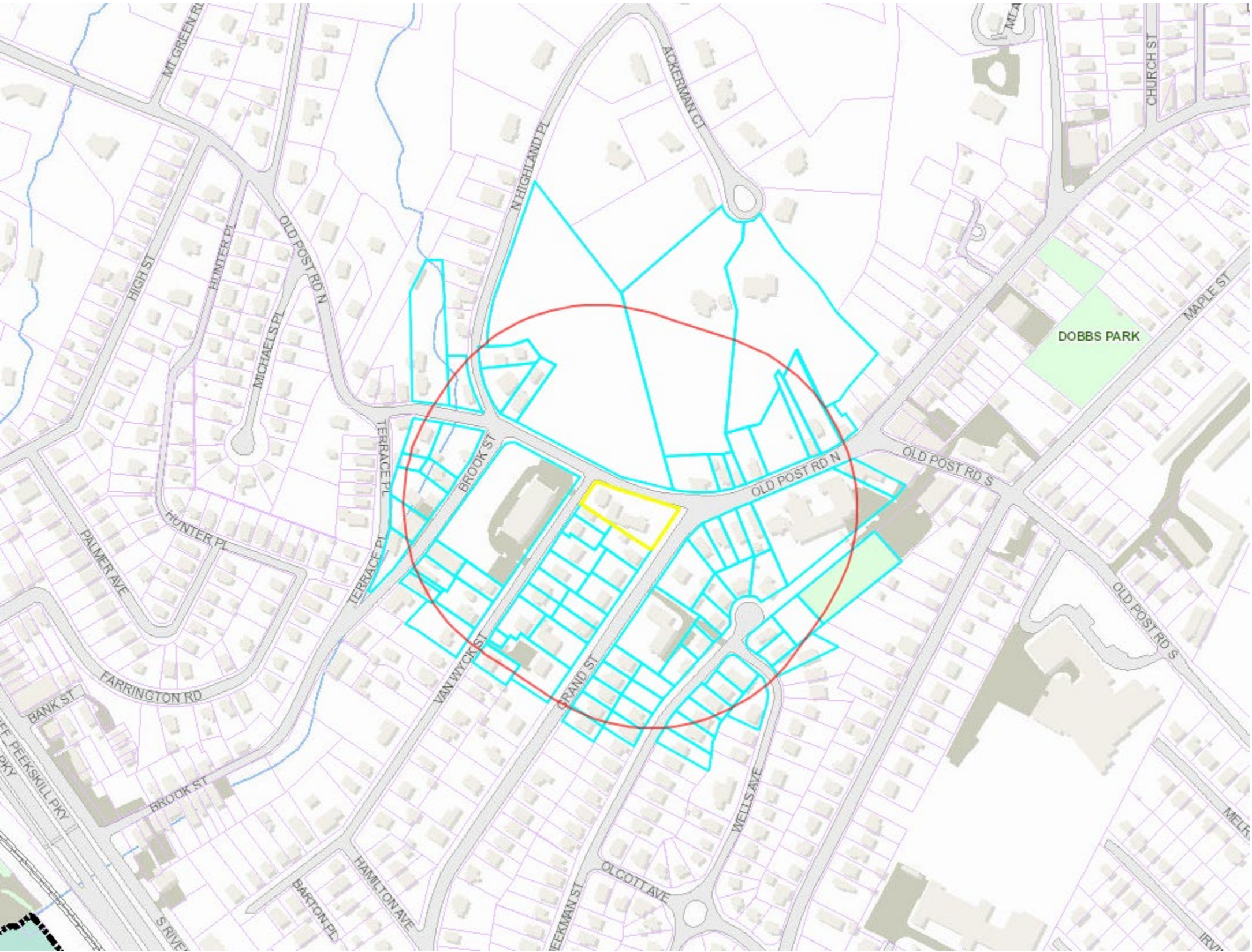
500 Feet from Holy Name of Mary



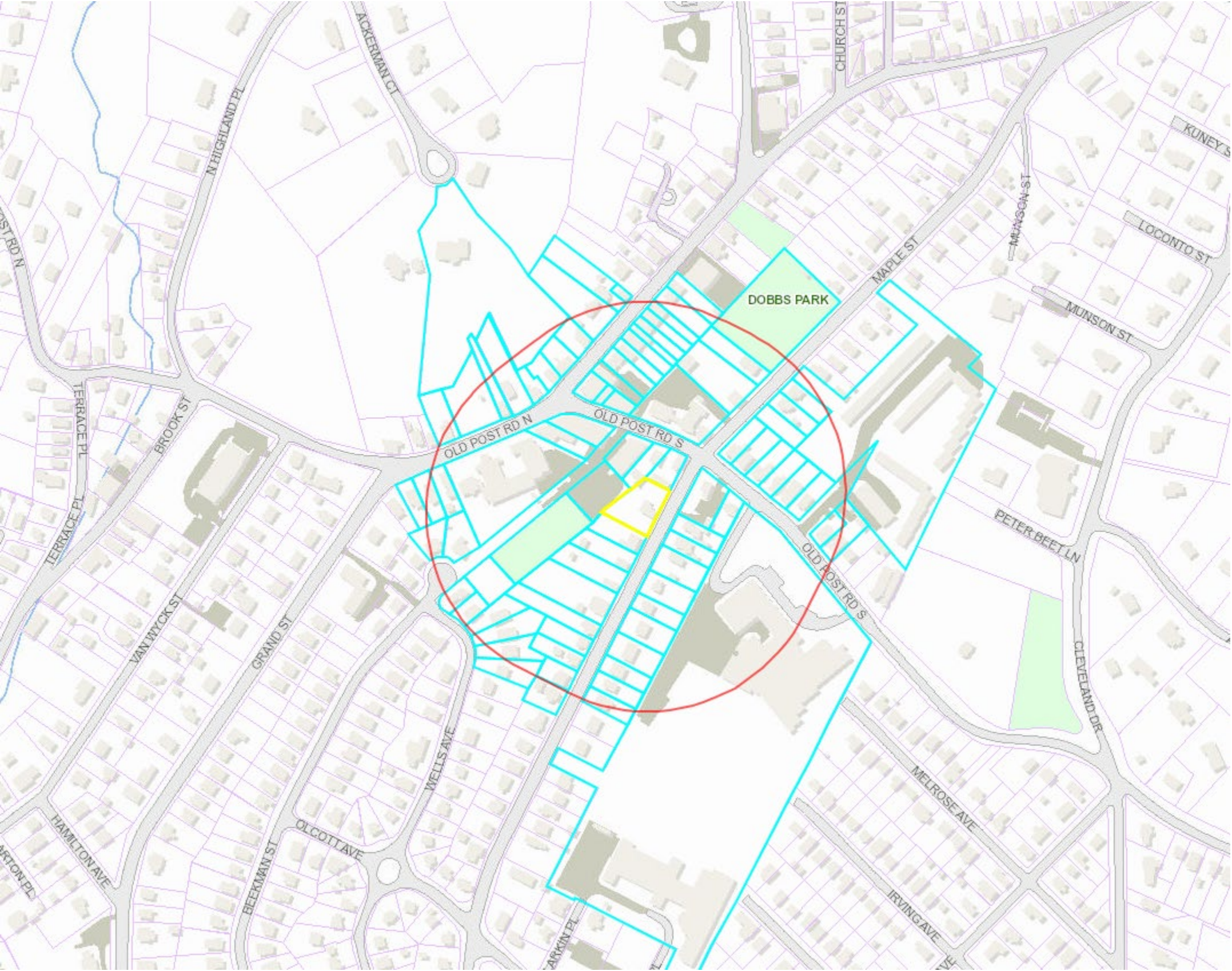
500 Feet from United Asbury Methodist Church



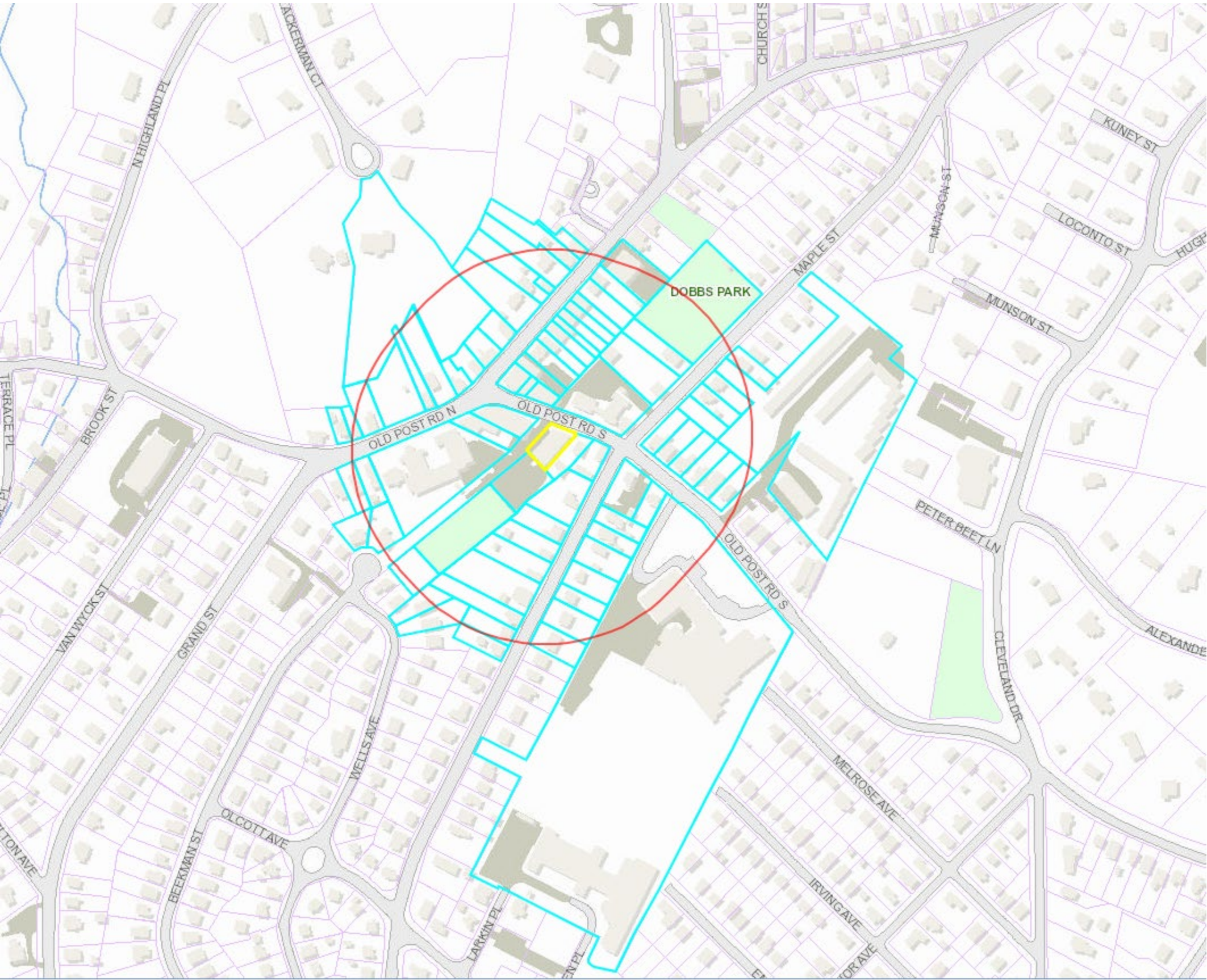
500 Feet from Saint Augustine Episcopal



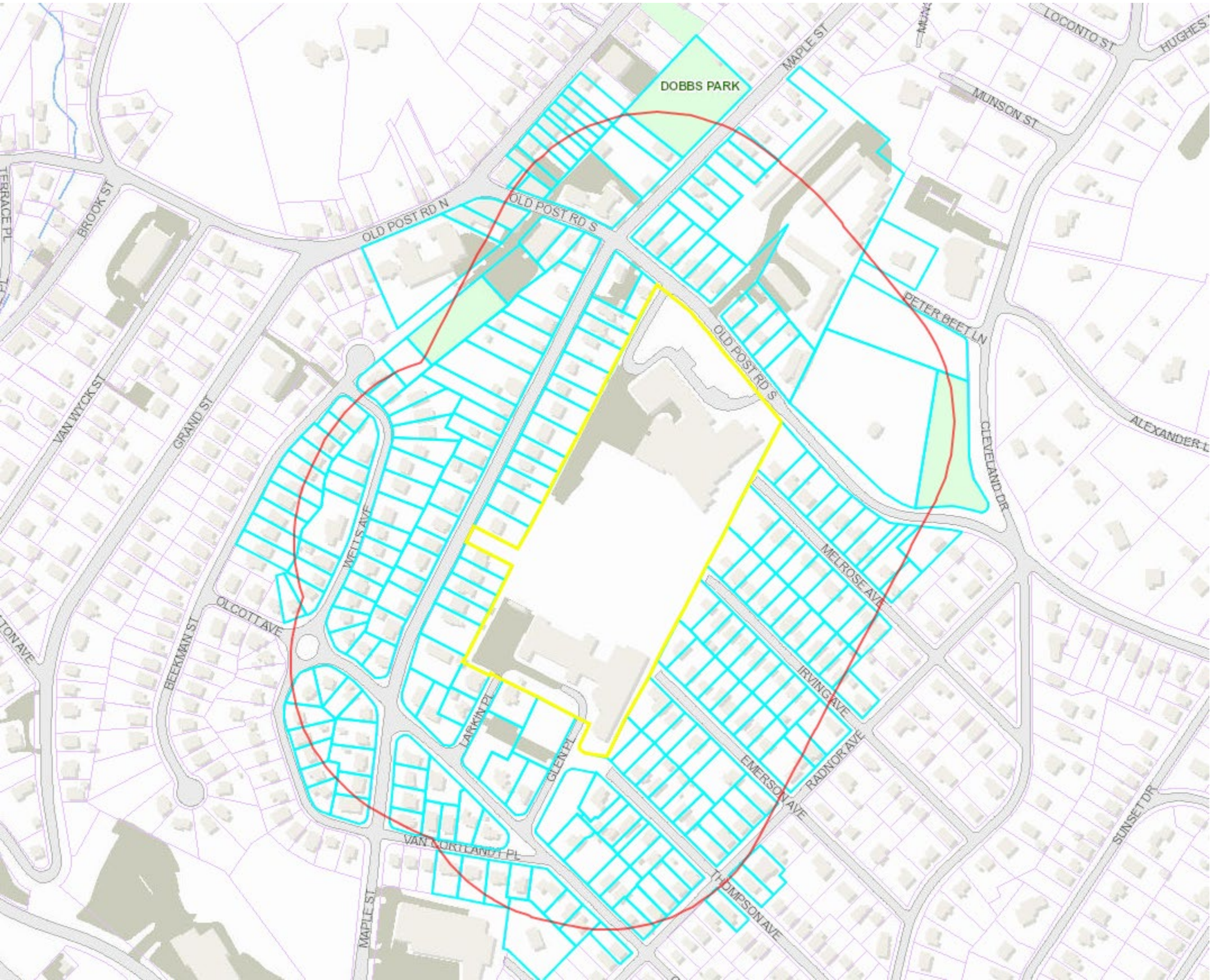
500 Feet from Circle School



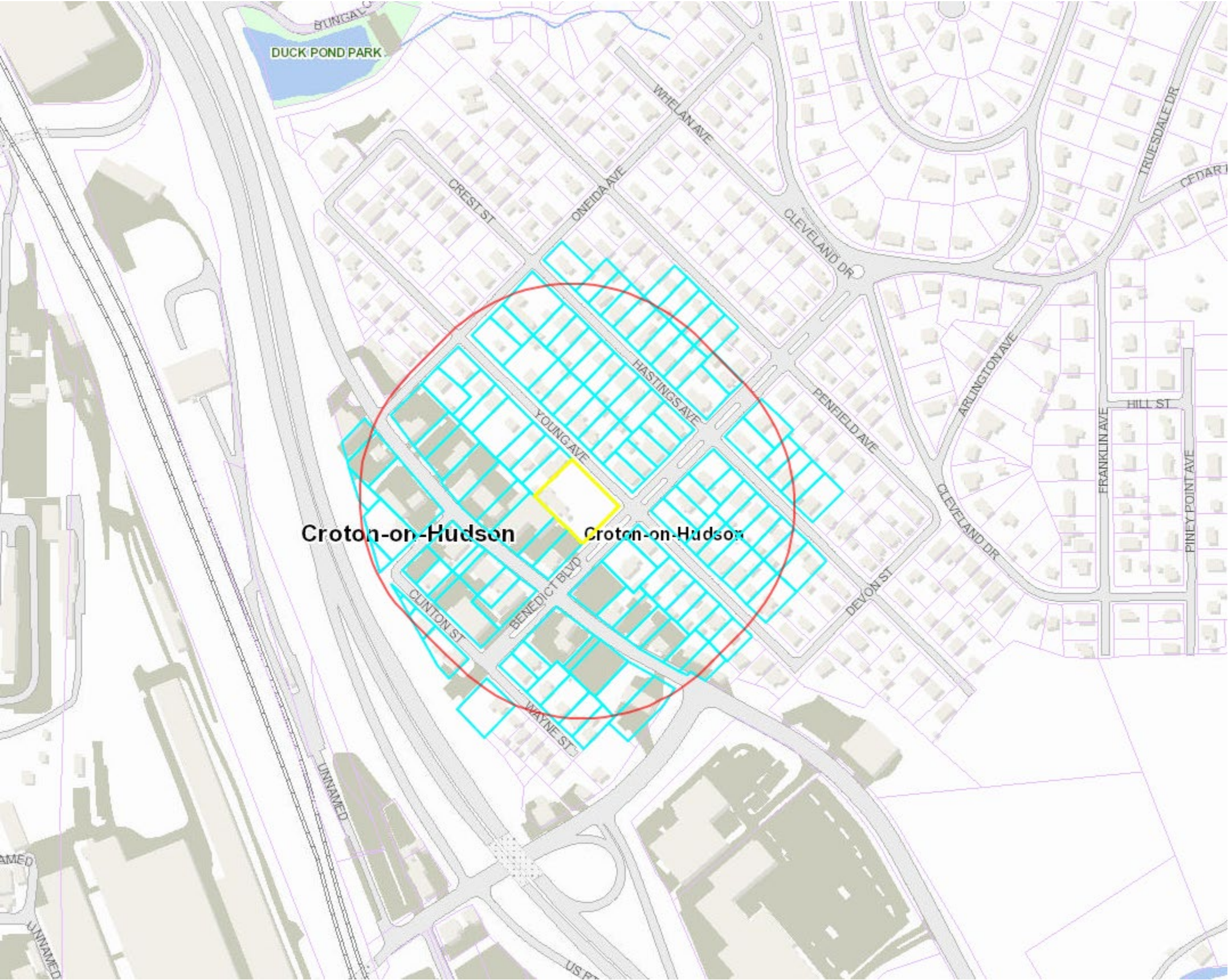
500 Feet from Happy Hearts



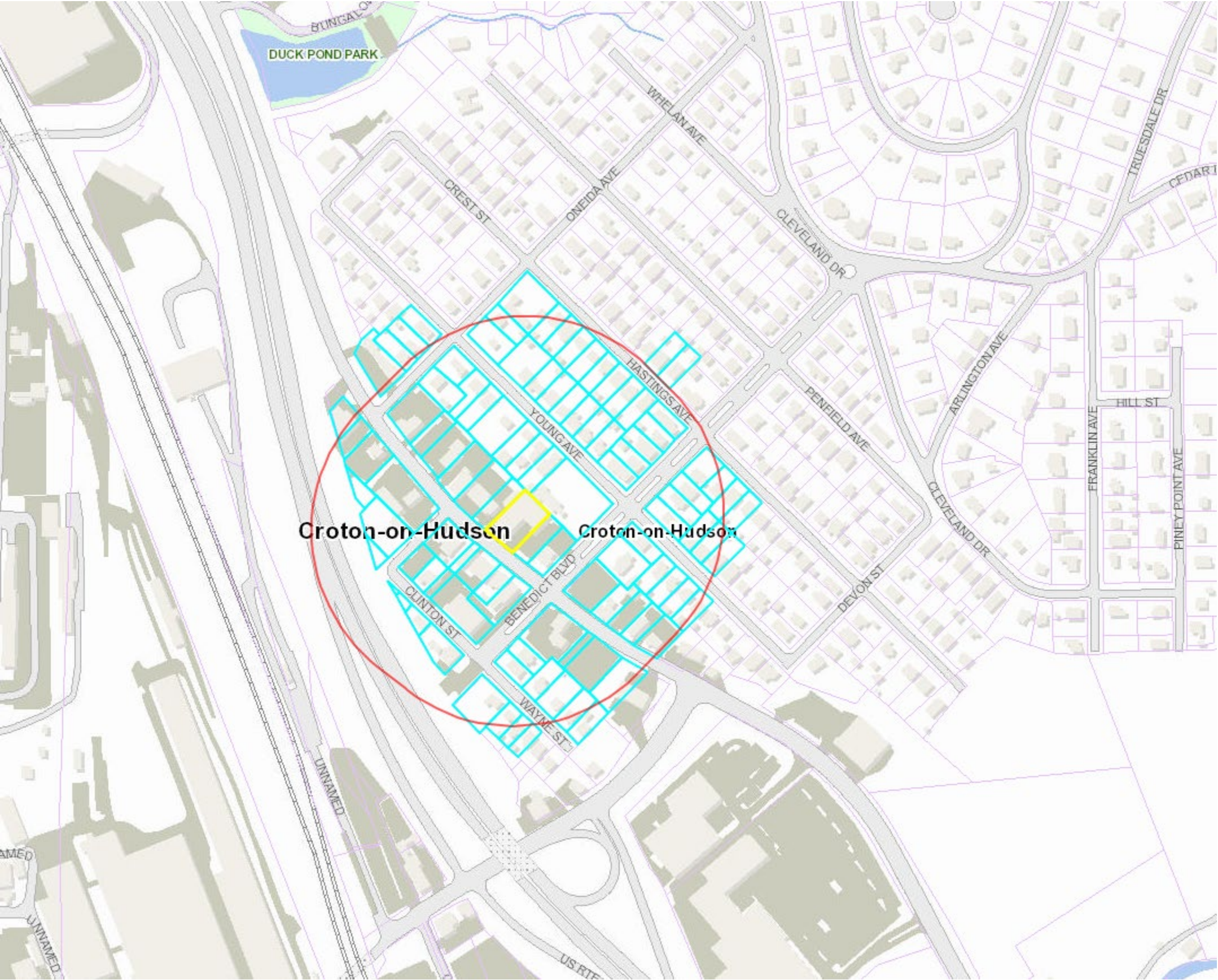
500 Feet from Croton Harmon Union Free School District High School and Middle School



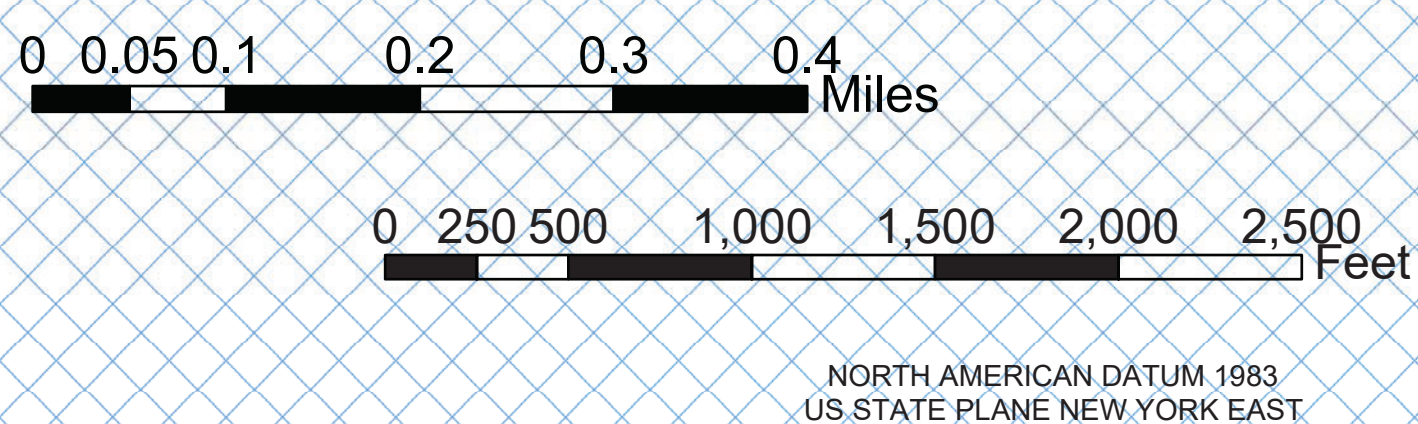
500 Feet from Holy Name of Mary Chapel



500 Feet from Happy Hearts II



JANUARY 2005
(REVISION DATE: APRIL 2021)



NORTH AMERICAN DATUM 1983
US STATE PLANE NEW YORK EAST

ZONING MAP AMENDMENTS

ZONING MAP AMENDMENTS

Local Law 2 of 2014 (3/14/14): **ENACTING MAP AMENDMENTS**
Parcel rezoned to RA-6: 67-10-2.6, 67-10-2.7, 67-10-2.8, 67-10-2.9, 67-10-2.10, 67-12-1.6, 67-12-7, 67-12-7.1, 67-12-11, 67-12-12, 67-14-3.1, 67-14-3.2, 67-14-3.3, 67-14-3.4, 67-14-3.5, 67-14-3.6, 67-14-3.7, 67-14-3.8, 67-14-3.9, 67-14-4.1, 67-14-4.2, 67-14-4.3, 67-14-4.4, 67-14-4.5, 67-14-4.6, 67-14-4.7, 67-14-4.8, 67-14-4.9, 67-14-5.1, 67-14-5.2, 67-14-5.3, 67-14-5.4, 67-14-5.5, 67-14-5.6, 67-14-5.7, 67-14-5.8, 67-14-5.9, 67-14-6.1, 67-14-6.2, 67-14-6.3, 67-14-6.4, 67-14-6.5, 67-14-6.6, 67-14-6.7, 67-14-6.8, 67-14-6.9, 67-14-7.1, 67-14-7.2, 67-14-7.3, 67-14-7.4, 67-14-7.5, 67-14-7.6, 67-14-7.7, 67-14-7.8, 67-14-7.9, 67-14-8.1, 67-14-8.2, 67-14-8.3, 67-14-8.4, 67-14-8.5, 67-14-8.6, 67-14-8.7, 67-14-8.8, 67-14-8.9, 67-14-9.1, 67-14-9.2, 67-14-9.3, 67-14-9.4, 67-14-9.5, 67-14-9.6, 67-14-9.7, 67-14-9.8, 67-14-9.9, 67-15-1.1, 67-15-1.2, 67-15-1.3, 67-15-1.4, 67-15-1.5, 67-15-1.6, 67-15-1.7, 67-15-1.8, 67-15-1.9, 67-15-2.1, 67-15-2.2, 67-15-2.3, 67-15-2.4, 67-15-2.5, 67-15-2.6, 67-15-2.7, 67-15-2.8, 67-15-2.9, 67-15-3.1, 67-15-3.2, 67-15-3.3, 67-15-3.4, 67-15-3.5, 67-15-3.6, 67-15-3.7, 67-15-3.8, 67-15-3.9, 67-15-4.1, 67-15-4.2, 67-15-4.3, 67-15-4.4, 67-15-4.5, 67-15-4.6, 67-15-4.7, 67-15-4.8, 67-15-4.9, 67-15-5.1, 67-15-5.2, 67-15-5.3, 67-15-5.4, 67-15-5.5, 67-15-5.6, 67-15-5.7, 67-15-5.8, 67-15-5.9, 67-15-6.1, 67-15-6.2, 67-15-6.3, 67-15-6.4, 67-15-6.5, 67-15-6.6, 67-15-6.7, 67-15-6.8, 67-15-6.9, 67-15-7.1, 67-15-7.2, 67-15-7.3, 67-15-7.4, 67-15-7.5, 67-15-7.6, 67-15-7.7, 67-15-7.8, 67-15-7.9, 67-15-8.1, 67-15-8.2, 67-15-8.3, 67-15-8.4, 67-15-8.5, 67-15-8.6, 67-15-8.7, 67-15-8.8, 67-15-8.9, 67-15-9.1, 67-15-9.2, 67-15-9.3, 67-15-9.4, 67-15-9.5, 67-15-9.6, 67-15-9.7, 67-15-9.8, 67-15-9.9, 67-16-1.1, 67-16-1.2, 67-16-1.3, 67-16-1.4, 67-16-1.5, 67-16-1.6, 67-16-1.7, 67-16-1.8, 67-16-1.9, 67-16-2.1, 67-16-2.2, 67-16-2.3, 67-16-2.4, 67-16-2.5, 67-16-2.6, 67-16-2.7, 67-16-2.8, 67-16-2.9, 67-16-3.1, 67-16-3.2, 67-16-3.3, 67-16-3.4, 67-16-3.5, 67-16-3.6, 67-16-3.7, 67-16-3.8, 67-16-3.9, 67-16-4.1, 67-16-4.2, 67-16-4.3, 67-16-4.4, 67-16-4.5, 67-16-4.6, 67-16-4.7, 67-16-4.8, 67-16-4.9, 67-16-5.1, 67-16-5.2, 67-16-5.3, 67-16-5.4, 67-16-5.5, 67-16-5.6, 67-16-5.7, 67-16-5.8, 67-16-5.9, 67-16-6.1, 67-16-6.2, 67-16-6.3, 67-16-6.4, 67-16-6.5, 67-16-6.6, 67-16-6.7, 67-16-6.8, 67-16-6.9, 67-16-7.1, 67-16-7.2, 67-16-7.3, 67-16-7.4, 67-16-7.5, 67-16-7.6, 67-16-7.7, 67-16-7.8, 67-16-7.9, 67-16-8.1, 67-16-8.2, 67-16-8.3, 67-16-8.4, 67-16-8.5, 67-16-8.6, 67-16-8.7, 67-16-8.8, 67-16-8.9, 67-16-9.1, 67-16-9.2, 67-16-9.3, 67-16-9.4, 67-16-9.5, 67-16-9.6, 67-16-9.7, 67-16-9.8, 67-16-9.9, 67-17-1.1, 67-17-1.2, 67-17-1.3, 67-17-1.4, 67-17-1.5, 67-17-1.6, 67-17-1.7, 67-17-1.8, 67-17-1.9, 67-17-2.1, 67-17-2.2, 67-17-2.3, 67-17-2.4, 67-17-2.5, 67-17-2.6, 67-17-2.7, 67-17-2.8, 67-17-2.9, 67-17-3.1, 67-17-3.2, 67-17-3.3, 67-17-3.4, 67-17-3.5, 67-17-3.6, 67-17-3.7, 67-17-3.8, 67-17-3.9, 67-17-4.1, 67-17-4.2, 67-17-4.3, 67-17-4.4, 67-17-4.5, 67-17-4.6, 67-17-4.7, 67-17-4.8, 67-17-4.9, 67-17-5.1, 67-17-5.2, 67-17-5.3, 67-17-5.4, 67-17-5.5, 67-17-5.6, 67-17-5.7, 67-17-5.8, 67-17-5.9, 67-17-6.1, 67-17-6.2, 67-17-6.3, 67-17-6.4, 67-17-6.5, 67-17-6.6, 67-17-6.7, 67-17-6.8, 67-17-6.9, 67-17-7.1, 67-17-7.2, 67-17-7.3, 67-17-7.4, 67-17-7.5, 67-17-7.6, 67-17-7.7, 67-17-7.8, 67-17-7.9, 67-17-8.1, 67-17-8.2, 67-17-8.3, 67-17-8.4, 67-17-8.5, 67-17-8.6, 67-17-8.7, 67-17-8.8, 67-17-8.9, 67-17-9.1, 67-17-9.2, 67-17-9.3, 67-17-9.4, 67-17-9.5, 67-17-9.6, 67-17-9.7, 67-17-9.8, 67-17-9.9, 67-18-1.1, 67-18-1.2, 67-18-1.3, 67-18-1.4, 67-18-1.5, 67-18-1.6, 67-18-1.7, 67-18-1.8, 67-18-1.9, 67-18-2.1, 67-18-2.2, 67-18-2.3, 67-18-2.4, 67-18-2.5, 67-18-2.6, 67-18-2.7, 67-18-2.8, 67-18-2.9, 67-18-3.1, 67-18-3.2, 67-18-3.3, 67-18-3.4, 67-18-3.5, 67-18-3.6, 67-18-3.7, 67-18-3.8, 67-18-3.9, 67-18-4.1, 67-18-4.2, 67-18-4.3, 67-18-4.4, 67-18-4.5, 67-18-4.6, 67-18-4.7, 67-18-4.8, 67-18-4.9, 67-18-5.1, 67-18-5.2, 67-18-5.3, 67-18-5.4, 67-18-5.5, 67-18-5.6, 67-18-5.7, 67-18-5.8, 67-18-5.9, 67-18-6.1, 67-18-6.2, 67-18-6.3, 67-18-6.4, 67-18-6.5, 67-18-6.6, 67-18-6

ZONING MAP CORRECTIONS

CORRECTION	(5/21/10)	67.10-2-5 RA-25 to O-2
CORRECTION	(3/19/2014)	79.05-1-61 RB to C-1
CORRECTION	(1/10/17)	67.20-4-38.1 shown as RA-40
CORRECTION	(1/14/19)	68.18-1-43 shown as PRE-1

ZONING MAP AMENDMENTS

Local Law 5-2003	(12/15/03)	78.08-3.58, C-2 to RB
Local Law 3-2004	(03/15/04)	Gateway Overlay Zone Law
Local Law 4-2004	(04/07/04)	67-20.23, RA-40 to RC
Local Law 1-2012	(6/4/12)	79-13-1, (5,6,7,9,60,61,62,63,64,65,66,68,69,70,71,72,73,74,75,85,86,87,88,89,90), 79-13-2, (5,6,18,19,20,21,22,22.1,23,24,25,26,27,28,29,30,31,32,33) Expansion of Harmon/South Riverside Gateway Overlay District

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SECTION 72

Adult-use retail dispensary license

Cannabis (CAN) CHAPTER 7-A, ARTICLE 4

§ 72. Adult-use retail dispensary license. 1. A retail dispensary license shall authorize the acquisition, possession, sale and delivery of cannabis from the licensed premises of the retail dispensary by such licensee to cannabis consumers.

2. No person may have a direct or indirect financial or controlling interest in more than three adult-use retail dispensary licenses issued pursuant to this chapter.

3. No person holding a retail dispensary license may also hold an adult-use cultivation, processor, microbusiness, cooperative or distributor license pursuant to this article or be registered as a registered organization pursuant to article three of this chapter, except for such organizations licensed pursuant to sections sixty-eight-a and sixty-eight-b of this article.

4. No retail license shall be granted for any premises, unless the applicant shall be the owner thereof, or shall be able to demonstrate possession of the premises within thirty days of final approval of the license through a lease, management agreement or other agreement giving the applicant control over the premises, in writing, for a term not less than the license period.

5. With the exception of delivery or microbusiness licensees, no premises shall be licensed to sell cannabis products, unless said premises shall be located in a store, the principal entrance to which shall be from the street level and located on a public thoroughfare in premises which may be occupied, operated or conducted for business, trade or industry.

6. No cannabis retail licensee shall locate a storefront within five hundred feet of a school grounds as such term is defined in the education law or within two hundred feet of a house of worship.