

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, with a - vote:

RESOLUTION FOR ADOPTION OF LOCAL LAW INTRODUCTORY NO. 11
OF 2022 TO AMEND THE PROVISIONS OF THE ZONING CODE OF THE
VILLAGE OF CROTON-ON-HUDSON TO EXPAND THE AREA OF, AND MODIFY
THE ZONING REGULATIONS FOR AND RELATED TO, THE HARMON/SOUTH
RIVERSIDE GATEWAY AREA

Resolution #162-2022

WHEREAS, since 2007, the Village of Croton-on-Hudson the Village has been considering ways to encourage revitalization and reduce commercial vacancies in the Harmon area, and is desirous of introducing a mixed use/TOD concept to an area of the Village well-suited for such development; and

WHEREAS, the Village Board solicited proposals from for consultant planning services for potential zoning changes to and expansion of the Harmon Gateway zoning district; and

WHEREAS, on June 7, 2021 the Village Board retained AKRF of White Plains, New York to provide such services, including the preparation of zoning text and map amendments for the Harmon/South Riverside Gateway (“HSRG”) Overlay, completion of a Full Environmental Assessment Form (“EAF”) Part 1, supplemental studies for the Village’s environmental review, and attendance at various Village meetings and public hearings; and

WHEREAS, the scope of the original proposed work was expanded to include viewshed analyses, an assessment of the feasibility of establishing a transit-oriented zoning district in the area, and visual profile sections from residential areas; and

WHEREAS, the results of AKRF’s analyses were presented to the Village in a memorandum dated August 5, 2022; and

WHEREAS, the memorandum recommended proposed revisions to the Zoning Code to expand the Harmon/South Riverside Gateway area and encourage residential development in that area, and to modify the regulations for the Light Industrial (“LI”) zoning district in the area near the Metro-North Croton-Harmon Train Station to allow for transit-oriented residential development (collectively the “Proposed Action”); and

WHEREAS, the Village Board thereafter directed the preparation of Local Law Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022 incorporating the

recommendations of the analyses together with the issuance of a Coastal Assessment Form (“CAF”) in connection with the Proposed Action; and

WHEREAS, on September 6, 2022 the Village Board declared itself to be Lead Agency under SEQRA, and circulated the proposed Local Laws, Full EAF, CAF, and analyses to various interested agencies including the Village Planning Board, the Westchester County Planning Board and the Village Waterfront Advisory Committee; and

WHEREAS, on September 16, 2022 the Village Board received a favorable letter from the Westchester County Planning Board and on September 23, 2022 received a memo from the Planning Board with recommendations; and

WHEREAS, the Village Board held a public hearing to consider Local Law Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022 on September 19, 2022 which was continued to October 3, 2022 and closed; and

WHEREAS, the Village Board discussed comments received at the public hearing as well as the recommendations received from the Planning Board at subsequent meetings and requested that AKRF provide further information and review regarding some of the comments and issues raised; and

WHEREAS, after discussion at its October 17, 2022 meeting the Village Board has adopted a Negative Declaration in connection with the Proposed Action and determined the Proposed Action is consistent with the policies and conditions set forth in the Local Waterfront Revitalization Program; 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, 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 adopts Local Law Introductory No. 11 of 2022 to amend the provisions of the Zoning Code of the Village of Croton-on-Hudson to expand the area of, and modify the zoning regulations for and related to, the Harmon/South Riverside Gateway Area, which upon adoption becomes Local Law No. 13 of 2022.

Dated: November 1, 2022