

## **Introduction**

The purpose of this memo is to identify in Croton's Comp Plan language that is both consistent and that may not align with policies increasing the overall housing supply, multi-family housing, affordable housing, or mixed-use development. As a first step the memo reviewed the 2017 Comp Plan Update, noting any references to the above policy objectives and housing types. Next, references were categorized by the area or district (Village wide, Upper Village, residential districts) to which they applied and then by the relevant type of housing. Due to the Village's specific interest in multi-family housing, the memo highlights in yellow all references to multi-family housing, including neutral descriptive references. The 2020 Comp Plan Amendment was also reviewed and since there were only a handful of relevant references, they are not subcategorized by area or housing type. In addition, since it is not clear that the 2020 Amendment contains references that do not align with the above policy objectives, there is no such category in that section.

## **2017 Comp Plan Update**

### **References consistent with increased housing, multi-family housing, affordable housing, or mixed used development in the 2020 Comp Plan Amendment**

#### **Village wide**

- Affordable and Senior Housing.
  - Notes the increased need for affordable housing for seniors to meet the growing senior population (P.55).
  - "Long Term Considerations" section (P. 117). One of the three long term considerations: "Assure foundations for ongoing availability of affordable housing in the Village for residents of all ages."
  - General reference to "recent developments in the Village" necessitating additional housing units for households without children and aging residents (P.65).
  - Summary of Planning Issues
    - In the "Housing Section," the Village's top priority is: "Provision of affordable and age-appropriate housing." (P. 107).
- Workforce and Senior Housing
  - "Adapting housing, transit, recreation and buildings and public spaces will help a vibrant and engaged senior population to securely age in place and contribute to a vibrant community. At the same time, the Village must provide the services and quality of life that will attract and retain the new Village immigrants and younger

workforce needed to replace a labor force that is shrinking as the population ages.” (P. 55).

- **Multi-family** and mixed used.
  - Maintaining and creating lower cost, smaller-sized single or **multi-family** dwellings remains a priority in order to maintain the demographic diversity of the Village. Two mixed-use buildings in the Harmon Gateway commercial area are approved and building has begun. (P. 65).
  - Mixed Use Zoning Initiative (since 2003 Comp Plan)
    - Harmon/South Riverside Gateway District
      - Adds options and incentives to spur investment in mixed-use developments (P. 42).
      - Special area and bulk regulations and design guidelines apply specifically to mixed use buildings in this area. In general, the maximum floor area ratio (FAR) is 0.8 in the district and the maximum height is 35 feet/3 stories (P. 48).
  - Neighborhoods with multi-family housing. The neighborhoods situated closest to the Village’s four commercial centers – Harmon, the Upper Village, North Riverside and the Municipal Place area – consist primarily of single-family homes built on 5,000 and 10,000 square foot lots. These neighborhoods also contain the majority of the two- and **multi-family** residences in the Village (P.43).
  - **Multi-family** residential districts. The Village has two zoning districts permitting multi-family residential: RB (two-family residences) and RC (multi-family residences). These districts are limited to the Upper Village and North Riverside Avenue. The Village has two apartment complexes, both located in, or close to the Upper Village. The WD district along the Hudson River between Croton Point and Senasqua Park also permits multi-family development. The Half Moon Bay condominium development is located in that area. (P.45).
- Accessory Apartments
  - Intending to increase affordable housing supply, the Village eased restrictions to create and legalize accessory apartments in all zoning districts where single-family housing is permitted (P.65).
- Relationship to Capital Improvements (P. 118).
  - Citing prior comp plans, the comp plan references the need for studies that relate capital improvements to, among other goals, increased affordable housing.

#### References specific to the Upper village

- Support or reference to mixed use character of Upper Village

- “The mix of uses and building scale contributes to the area’s historic sensibility and quaint character.” (P. 94).
- Potential implied support for mixed used development in the Upper Village
  - “The Upper Village is viewed as the most pedestrian friendly commercial area in Croton-on-Hudson, with sidewalks with brick- like paving, streetlights, and manageable street crossings.” (P. 94).

References specific to residential districts

- Accessory Apartments
  - Intending to increase affordable housing supply, the Village eased restrictions to create and legalize accessory apartments in all zoning districts where single-family housing is permitted (P.65).

**References that may not align with increased housing, multi-family housing, affordable housing, or mixed used development in the 2017 Comp Plan**

References specific to the Upper Village

- Limitation on building size in the Upper Village
  - The small size of the lots in the Upper Village (approximately 1/8th of an acre) limits the permissible size of buildings to its historic scale, typical of its older structures. (P. 94).

References specific to residential districts

- Zoning initiative since the 2003 comp plan
  - RA-60, a new Single-Family Residence was created and mapped to approximately 425 acres in the northern portion of the Village to preserve low density character. (P. 51).

**2020 Comp Plan Amendment**

In 2019, the Village conducted a Zoning study of the Municipal Place Gateway and North Riverside neighborhoods, the purpose of which was to “examine where opportunities exist in these two commercial areas to support appropriate growth to promote the long-term stability, and to propose responsive zoning changes and design guidelines.” (P. 9). Only references consistent with efforts to increase housing, multi-family housing, affordable housing, and mixed-use development

in the two target neighborhoods are listed below as it was not clear that the Amendment contained references that do not align with the subject housing objectives.

**References consistent with increased housing, multi-family housing, affordable housing, or mixed used development in the 2020 Comp Plan Amendment**

- One of the four project goals of the study is to “Determine Potential for Residential Uses,” noting residents’ concerns about being priced out of the Village.
  - “A significant concern of many residents and village employees is that they are being priced out of their own community due to increasing housing prices. As in other comparable municipalities, the average age of Croton-on-Hudson residents is increasing. This has led to a re-examination of priorities, as issues such as affordable housing for seniors have become more pressing. Both the 2016 and 2003 Comprehensive Plan stressed the need for new housing options and recommended that the Village continue to identify opportunities for housing that is more reasonably priced. While there has been some recent housing built within the Village, with the exception of Half Moon Bay, these developments have provided only single-family homes best suited for families. At the same time, the demand for appropriately-sized housing for aging Croton-on-Hudson residents, young couples without children, and Village personnel is growing. The need for housing for these groups was also expressed in the public outreach process for the 2003 Comprehensive Plan. The Comprehensive Plan’s recommendations for housing in the Village focuses primarily on two areas: maintaining the scale and character of Village neighborhoods, and exploring affordable housing opportunities.” (P. 17).
- Permitting all residential uses in transitional areas.
  - “In the “Transitional Areas” which are more suburban in feel, zoning changes would allow for 3 stories and all residential uses.” (P. 10).
- Possible rezoning to reflect nonconforming higher density residential uses in the transitional and core commercial areas of the North Riverside neighborhood.
  - “It may be appropriate to rezone the area to reflect the use and scale of existing homes.” (P. 47).
  - “It is understood that many of the non-conforming buildings (i.e. residential uses on North Riverside Avenue) are not inconsistent with the neighborhood character. Therefore, where appropriate, the Village should consider zoning changes that will bring more properties into conformity.” (P. 48).
  - Zoning should recognize and support existing nonconforming residential uses (presumably, higher density uses). (P. 53).

- Zoning should afford some flexibility in the regulations to “strengthen neighborhood vitality and provide opportunities for new growth.” (P. 52).
- Zoning in the transitional area should be changed to RB Two Family Residence to reflect existing character of the block and reduce the number of nonconforming residential uses. (P. 55).