



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

George Latimer
County Executive

August 11, 2023

Paula DiSanto, Village Clerk
Village of Croton-on-Hudson
One Van Wyck Street
Croton-on-Hudson, New York 10520-2501

County Planning Board Referral File CRO 23-003 – 352 South Riverside Avenue Site Plan and Special Permit Approval

Dear Ms. DiSanto:

The Westchester County Planning Board has received two site plans (dated March 13, 2023) and related materials for an application to construct an addition to an existing building located on a 0.142-acre site at 352 South Riverside Avenue. The site is located in the C-2 – General Commercial district at the southern corner of South Riverside Avenue and Clinton Street in the Harmon Gateway District, and is within walking distance to the Croton-Harmon Metro-North train station.

The existing building is one story and contains a restaurant that is to be unaffected by the proposed construction. The proposed alterations would add a three-story, separated section to the southern side of the building. The addition would contain five 2-bedroom apartments, and a 2690.5 square foot commercial space in the front of the first floor. The commercial unit would front on South Riverside Avenue with pedestrian access from the street. The residential lobby would be accessed from the side of the building, from a sidewalk running between the proposed building and an existing neighbor building. Two site plans were received as part of the referral package, one indicating a total of 35 parking spaces, and the other a total of 37 parking spaces. These spaces would be distributed amongst a re-striping of the existing parking lot, and a new seven-space parking lot that would be constructed across Clinton Street from the rear of the property. These parking lots would all be accessed from Clinton Street. The new lot would serve as employee parking, with two of the spaces indicated as provisional in the site plan.

We have no objection to the Croton-on-Hudson Village Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we have the following comments:

1. Consistency with County Planning Board policies.

The proposed development is consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995, because it would create new housing near an existing center where infrastructure can

support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality. We commend the applicant for enlarging an existing building instead of demolishing and rebuilding, and for creating needed housing in a manner that aligns with the character of the neighborhood.

2. Affirmatively Furthering Fair Housing (AFFH).

The submitted materials do not indicate if any of the proposed five residential units are to be developed as affordable Affirmatively Furthering Fair Housing (AFFH) units. While the zoning code requires a 10% AFFH set-aside only for the construction of 10 or more new residential units, we recommend the applicant and Village work to provide affordable housing opportunities within this new development.

3. County sewer impacts.

The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Department of Environmental Facilities (WCDEF) that municipal governments require applicants identify mitigation measures that will offset the projected increase in flow. The best means to do so is through the reduction of inflow and infiltration (I&I) at a ratio of three for one for market rate units, and a ratio of one for one for affordable AFFH units.

The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

4. Recycling.

The applicant should verify that sufficient space will be available to store recyclables under the County recycling program which includes plastics numbered 1 through 7. County regulations for plastic recycling may be found at: <http://environment.westchestergov.com>.

We also note that the proposed trash enclosure is situated within the proposed new parking lot, and would require adjustments of parked cars should the provisional parking be utilized. We note that this system appears more controlled than the existing dumpster circumstances as the dumpsters would be enclosed within a more formal parking lot than currently exists. Care should still be taken by the applicant to ensure that loose garbage does not accumulate within the new lot, as it could blow into the neighboring wooded areas or the adjacent Croton Expressway. We also recommend that the applicant devise a means to locate the trash enclosure closer to the building, as the proposed refuse location is remote.

5. Bicycle parking.

We recommend that an indoor bicycle parking room be provided within the proposed building for residents and employees, which includes electrical outlets to charge e-bicycles. We note that as the popularity of e-bicycles increases, there is a fire risk associated with their batteries, particularly when tenants charge them with extension cords. Providing a centralized, sprinklered storage facility with appropriate outlets for charging is the best way to prevent fires and accommodate this form of transportation to and from the building. In addition, the applicant should provide bicycle racks for customers in front of the commercial entrances.

6. Green construction technology.

We encourage the applicant to include as much green, or sustainable building technology as possible within the proposed development. We note that no indication has been provided towards the utilization of the rooftop. We recommend that the applicant consider incorporating a solar array or a green roof in order to provide further environmental remediation within the site. In addition, the Village and the applicant should give consideration towards the provision of electric vehicle parking capabilities within the proposed parking areas.

7. Universal Design.

We encourage the Town to consider the principles of universal design in this development. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of allowing household residents to age in place as well as to provide access for persons with mobility issues.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:

A handwritten signature in black ink, reading "Blanca P. Lopez". The signature is written in a cursive style with a large, stylized 'B' and 'L'.

Blanca P. Lopez
Acting Commissioner

BPL/MV