



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Mayor

Brian Pugh

Trustees

Ann Gallelli

Sherry Horowitz

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Len Simon

Village Manager

Bryan T. Healy

Village Treasurer

Daniel Tucker

Village Clerk

Pauline DiSanto

To: Village Board of Trustees
From: Bryan Healy, Village Manager
Date: November 9, 2023
Re: 1 Half Moon Bay Drive

As the Board is aware, the property at 1 Half Moon Bay Drive has recently been sold. The property currently has a large warehouse used for tire distribution and has served various industrial uses for many decades. The property is located within the Light Industrial (LI) zoning district. Listed below are the permitted uses in the LI district (those which require a special permit are noted with an asterisk):

1. Business and professional offices, including related showrooms
2. Railroad lines and stations
3. Motor vehicle parking structures and parking lots
4. Light manufacturing, assembling, converting, altering, finishing, cleaning or any other professing of products*
5. Research and design and development laboratories, excluding laboratories that use or process biological, radioactive and hazardous materials, heavy metals or asbestos*
6. Storage and dispensing of motor fuel and lubricants, but only as part of motor vehicle parking lots and of structures for the parking of motor vehicles*
7. Hotels, inns and restaurants*
8. Occasional retail sales incidental to the conduct of any uses permitted*
9. Utilities*
10. Warehousing and wholesaling; freight distribution centers and terminals*
11. Tier 3 solar energy systems*

Any use which would not be in accordance with the above (such as residential or mixed-use) would require a zoning petition to be submitted to the Village Board and would undergo the standard review process outlined by the State Environmental Quality Review Act (SEQRA) and the Village's Local Waterfront Revitalization Program (LWRP). It is also important to note that a zoning petition is a purely discretionary action for the Village Board; it can be rejected outright or can be rejected after completing the review process.

The Village met with the new owners earlier this year as part of their due diligence process before closing on the property. They have been advised of the above process if they wish to pursue any changes. It is noted that the property is currently being leased and no petitions or applications have been filed with my office or the Village Engineer's office.