



**Waterfront Advisory Committee**

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

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*Attorney*  
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*Village Engineer*

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*Secretary*

KAREN STAPLETON

TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Gallelli, Waterfront Advisory Committee

RE: Referral from Village Board for LWRP Consistency Review regarding Local Law Introductory 21 of 2023 to amend Chapter 230, Zoning

DATE: November 17th, 2023

On November 8th, 2023, the Waterfront Advisory Committee (WAC) reviewed for consistency with the Village's Local Waterfront Revitalization Program (LWRP) a referral from the Village Board listed above. Based on the Committee's review of the 44 LWRP policies, the Waterfront Advisory Committee made a recommendation of consistency with the LWRP. The vote was all in favor.

The WAC reviewed the Coastal Assessment Form and no changers were noted.

The WAC reviewed the Short Environmental Assessment Form and one WAC member thought that under the *Brief Description of Proposed Action: The proposed action is a local law to amend and update the section of the Zoning chapter of the code of the Village of Croton on Hudson to **revise** the regulations for accessory apartments and permit accessory cottages*, the word **revise** should be changed to **expand**.

The committee reviewed the 44 LWRP policies and determined that the following policies were relevant:

***POLICY 1A: Existing planning and zoning documents should be reviewed and amended where necessary to ensure development within the community is consistent with adopted goals and policies.***

***POLICY 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas.***

***POLICY 5A: When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.***

It is for the reasons contained in this memorandum that the WAC issues its recommendation of consistency.