



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

May 31, 2024

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 24-004
Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District
Zoning Text and Map Amendment

Dear Mr. Kehoe:

The Westchester County Planning Board has received a proposed local law to create a new zoning overlay district: WPOD – Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District. This new zone would be established to provide increased protections of the Indian Brook and Croton Gorge watersheds. Land uses that could increase pollution would not be permitted, such as automotive-related uses, dry cleaners, chemical and mining facilities, and junkyards. The district would also include more stringent regulations for construction within wetland and wetland buffer areas, as well as increasing the buffer area setback. Performance criteria would be established for construction and maintenance activities. All new major subdivisions would be required to be designed as conservation subdivisions.

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 find it to be a matter for local determination in accordance with your community's planning and zoning policies. We appreciate the Village for considering increased protections of this important watershed.

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

Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning

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