



Planning Board

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TO: Mayor Pugh and the Board of Trustees

FROM: Robert Luntz, Chairman of the Planning Board

RE: Local Law Introductory 7 of 2024

DATE: May 24, 2024

At its regularly scheduled meeting on May 21st, 2024, the Planning Board of the Village of Croton-on-Hudson reviewed the referral from the Village Board regarding Local Law Introductory 7 of 2024 to amend Chapter 230, Zoning, of the Code of the Village of Croton on Hudson to add new Article IVB, Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District (WPOD).

The Planning Board had a number of questions regarding the Overlay Zoning District. It was noted that there are stormwater hotspots or facilities defined in the local law that would generate potentially more pollution. There are also additional watersheds in the Village. A Wetland definition would also be helpful for clarification. The Planning Board thought that some existing businesses would need to apply for Wetland Permits. The Planning Board asked about lawn chemicals and if 25 linear feet was enough of a buffer, as listed in Section 230-20.14(13). The Planning Board also noted that there are enforcement issues here, such as determining if septic tanks have to be pumped out once every three years (230-20,14(6)).

The Planning Board discussed Section 230-30.16 and portions of this section relating to stormwater hotspots are not clear and are a little confusing. The Planning Board recommends that this section be rewritten to clarify intent.