

July 11, 2024

Sent Via Email

Brian Pugh, Mayor
Village of Croton-on-Hudson Board of Trustees
Village Hall
1 Van Wyck Street
Croton-on-Hudson, NY 10520

***Re: 1 HMB Property Owner, LLC Zoning Petition
Amendment to Sections 230-18(C)(9) and 230-37(B) of the Zoning Law***

Dear Mayor Pugh and Members of the Board of Trustees:

This firm represents 1 HMB Property Owner, LLC (“Petitioner”), the owner of the property located at 1 Half Moon Bay Drive in the Village of Croton-on-Hudson (Tax Map ID # 78.12-4-1) (“Property”). The 5.66-acre Property is located in the Light Industrial (“LI”) zoning district and is currently improved with an approximately 120,000-s.f. building, which is currently used as a tire storage and logistics warehouse. The Petitioner proposes to redevelop the Property with a transit-oriented multi-family residential building.

Specifically, the Petitioner proposes to construct an approximately 342,000-s.f.¹ multi-family building, which will have a small portion of the building reaching a 6th story and a mix of studio, 1-, 2-, and 3-bedroom units, as well as related parking, and extensive indoor and outdoor onsite amenities, including an outdoor pool (“Project”). The Property is approximately ¾ mile from the Metro-North Croton-Harmon Train Station (“Train Station”) and connected to this Train Station, as well as to nearby parks and businesses, by an extensive network of pedestrian and bicycle connections, making this Property ripe for Transit Oriented Development.

Under the existing Zoning Law, Petitioner cannot establish a transit-oriented multi-family residential development on the Property because currently such developments are permitted “only on lots located fronting on Croton Point Avenue on the west side of Route 9 and within 1,500 feet of the Metro-North Croton-Harmon Train Station.” See Zoning Law, § 230-18(C)(9). In order to accommodate the proposed Project on the Property, Petitioner requests that the Board of Trustees amend Section 230-18(C)(9) of the Village of Croton-on-Hudson Zoning Law, to remove the requirement that transit-oriented development must have frontage on Croton Point Avenue and to

¹ We note that while the total building area is approximately 342,000 s.f., the total habitable floor area for purposes of calculating the floor area ratio (“FAR”) is approximately 295,000 s.f.

modify the distance requirement from within 1,500 feet to within one mile of the Train Station. Additionally, the Petition requests that the Board of Trustees amend Section 230-37(B) of the Zoning Law to permit 3-bedroom units and to modify the maximum permitted height from 5 stories to 6 stories, where the 6th story does not exceed 5% of the total habitable floor area and where the units form a contiguous block of which the longer linear area of the block is oriented east-west. These amendments will permit Petitioner to develop the Project as proposed, thereby introducing to current and future Crotonites, including families who qualify for Affirmatively Furthering Fair Housing (“AFFH”) units, a housing option distinct from the predominance of single-family homes in the Village. Residents of the Project and the Croton community alike will certainly benefit from the increased connectivity within the Village that the Project will provide.

As explained in the attached Petition, the proposed amendments will not have an adverse impact on the surrounding districts and community, including because the surrounding area is full of uses that are similar or complementary to the Petitioner’s proposed multi-family residential use. Moreover, such an amendment would be consistent with the Village of Croton-on-Hudson Comprehensive Plan and the Local Waterfront Revitalization Program (“LWRP”).

Accordingly, the Petitioner respectfully requests placement on the Village Board of Trustees’ next available agenda, and that the relief sought in the Petition be, in all respects, granted.

We look forward to meeting with your Board to review this Petition. In the meantime, if you have any questions or concerns, please do not hesitate to contact us.

Very truly yours,

ZARIN & STEINMETZ, LLP

By: Kory Salomone
Kory Salomone
Jaclyn V. Cohen

cc: 1 HMB Property Owner, LLC