



Waterfront Advisory Committee

Stanley H. Kellerhouse Municipal Building
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KAREN STAPLETON

TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Simon, Waterfront Advisory Committee

RE: Referral from Village Board for a Local Waterfront Revitalization Program (LWRP) Consistency review for a proposed 100-unit residential building located at 1-3 Croton Point Avenue and Parking Lot A (79.17-1-3,4&5).

DATE: September 30, 2024

On Thursday, September 26, 2024, the Waterfront Advisory Committee (WAC) reviewed for consistency with the Village's Local Waterfront Revitalization Program (LWRP) the referral 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 WAC reviewed the Coastal Assessment Form that was completed by the applicant and had the following changes:

- 1) In section C, part 1, the entire Village is in the coastal area.
- 2) Section C number 4 "o," should be marked "Yes" as the proposed development will alter, and improve water runoff from the site after it passes through the treatment units.
- 3) Section D, the WAC would add "The Village has enough domestic water to supply the project. A connection to the Westchester County sewer force main is proposed for sewage disposal. The current building uses were not factored into assessing the water and sewage demand.

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

POLICY 1A: Encourage integrated development of Village property to assure fulfillment of requirements relating to parking and accessory uses of Metro-North train station, while facilitating public access to the bay area and recreational use.

POLICY 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate.

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

POLICY 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

POLICY 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

POLICY 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.

POLICY 18: To safeguard the vital economic, social, and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas.

POLICY 33: Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

POLICY 33A: The flow of stormwater discharge shall be controlled to limit the flow of pollutants from street and parking areas, etc. directly into the rivers and water bodies.

POLICY 41: Land use or development in the coastal area will not cause national or State air quality standards to be violated.

The proposed project is close to the Croton-Harmon train station and on a site that can be served by public water and sewer connections.

The project is not in the floodplain and is a redevelopment of a site with a building and parking lots.

Storm water will be treated prior to discharge into existing storm water systems

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