



Waterfront Advisory Committee

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

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Secretary

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 proposed demolition of existing structure on site and proposed
construction of a new three-story mixed-use building at 325 South Riverside Avenue.

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 and suggested the following changes:

- 1) In section B, part 1c, the WAC thought that Site Plan Approval from the Planning Board and Variances from the Zoning Board of Appeals should be added.
- 2) Also in section B, part 6, the Zoning classification should be C-2, General Commercial/Harmon/South Riverside Gateway Overlay Districts.
- 3) In section C, part 1, the entire Village is in the coastal area.
- 4) Section C, numbers 3 "c" through 3 "k" should all be checked "No" instead of N/A.
- 5) Section C number 4 "o" and "p" should be marked "Yes" as the physical building is being changed.

The WAC reviewed the Short Environmental Assessment Form and determined that there were no changes necessary.

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

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 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.

POLICY 7E: Runoff from public and private parking lots and from storm sewer overflows shall be effectively managed so as to prevent oil, grease, and other contaminants from polluting surface and ground water and impact to the significant fish and wildlife habitats.

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 project is a redevelopment of a site that is served by public water and sewer. A storm water management system will be designed to treat storm water flow from the redevelopment of the site and control erosion and sediment during construction activities.

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