



Waterfront Advisory Committee

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

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LINDA WHITEHEAD
Village Engineer

DANIEL O'CONNOR, P.E.
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 Local Law Introductory 12 of 2024 amending the Zoning Law of the Village of Croton-on-Hudson, Chapter 230, to align the zoning regulations with current planning and development needs, the EAF and CAF.

DATE: October 30, 2024

On October 23, 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.

Dan O'Connor clarified that the changes proposed in Local Law Introductory 12 were just part of housekeeping to update and modernize the zoning code. The board discussed the inclusion of the definition of a "Boarder." Currently, under Village code, you can have up to three boarders in the RB district, and one boarder in other residential districts, with no permits required, and no oversight. It was determined that the Village Board may want to look at the language surrounding family members, such as adult children.

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

The WAC reviewed the Coastal Assessment Form and no changes were noted.

The committee reviewed the 44 LWRP policies and determined that none were applicable.

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