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CARMEL RIVERSIDE LLC
425 S Riverside Avenue, Village of Croton-on-Hudson, NY
Article IVA. Gateway Overlay District
§ 230-20.6. Design Guidelines

Dated: July 13, 2026

§ 230-20.6. Design guidelines. [Amended 6-4-2012 by L.L. No. 1-2012; 4-8-2026 by L.L. No. 5-2026]

Each of the gateway areas should have a special character that should be preserved and enhanced. Accordingly, in addition to the design regulations set forth above in § 230-20.5 of this article, design guidelines have been established in the 2003 Comprehensive Plan for each of the three gateway areas that build upon the individual features of each district.

A. South Riverside/Harmon. New development, landscaping and streetscaping in the South Riverside/Harmon District shall be designed to enhance the district's small-scale character and to improve connections between the railroad station and the South Riverside/Harmon shopping area.

(1) Pedestrian and bicycle networks. To improve safety and accessibility in the Harmon/ South Riverside area. Any new sidewalks shall include paving treatments that are consistent with the sidewalk design incorporated in the commercial areas on South Riverside between Benedict Boulevard and Oneida Avenue.

Response: There is a concrete sidewalk currently located along the frontage of the project site that extends northerly to the existing crosswalks located at Croton Point Avenue, which extends westerly to the Croton Train Station and further north into the downtown Village area. The project includes two (2) bike rooms within the parking garage to promote bicycle usage within the Village.

(2) Landscaping. Landscaping in the South Riverside/Harmon Gateway District shall conform to the regulations set forth in § 230-20.5C of this article and § 230-52 of the Zoning Code. In addition, street trees and ornamental shrubs shall be planted on the east and west sides of South Riverside Avenue to enhance the appearance of this corridor and create a more attractive entrance to the Village.

Response: A landscaping plan has been prepared and submitted for the project by Robert Sherwood Landscape Architect LLC. The plan proposes landscaping between the existing sidewalk and the front property line/retaining wall, as well as various locations within the site proper (i.e. adjacent to the front of the building on the south side of the building vestibule, along the walkway around the building and on the slope behind the building. In addition, the plan proposes to "Streetscape Plantings" in the area adjacent to the existing concrete sidewalk from the north end of the property heading north in an area that is currently overgrown.

(3) Streetscape. The Planning Board shall require the use of pedestrian-scale lighting and other streetscape features similar to those used in the North Riverside and Upper Village commercial areas, to visually link this district to other commercial areas and to create a more attractive and accessible pedestrian environment.

Response: The project proposes pedestrian-scale lighting along the walkway around the proposed building as well as the parking area in front of the building.

(4) Signage. All signage within the district shall conform to the signage regulations set forth in the Zoning Code. In addition, to reinforce the area's role as a major gateway, the Planning Board shall encourage the design and placement of a distinctive gateway feature such as a clock or sculpture near the corner of Croton Point Avenue and South Riverside Avenue.

Response: There are no signs proposed for the project at this time. However, if it becomes a need we understand the signage must conform to the regulations set forth in the Zoning Code. At this time we have not proposed a distinctive gateway feature but we are happy to have a discussion with the Planning Board about the type of feature that everyone believes would be best as well as a location that makes the most sense.

Respectfully Submitted,

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