



Kenneth W. Jenkins
Westchester County Executive

Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

September 14, 2026

Paula DiSanto, Village Clerk
Village of Croton-on-Hudson
One Van Wyck Street
Croton-on-Hudson, New York 10520-2501

County Planning Board Referral File: CRO-26-005 – Site Development Plan Review Zoning Text Amendment

Dear Ms. DiSanto:

The Westchester County Planning Board has received an amendment to the text of the Croton-on-Hudson Zoning Ordinance to clarify the regulations regarding the site development review process for the Village Planning Board. Submission requirements would specifically include wetlands, geologic features, existing vegetation, soil characteristics, hydrological features, and steep slopes. A tree removal plan, and the identification of nearby listed State and National Historic Places would also be required. In addition, Planning Board review considerations would be amended to include specific reference to the Village Comprehensive Plan, the Local Waterfront Revitalization Plan, and the Complete Streets Policy. Screening, utilities, school children, transportation capacity, off-street parking, and environmental resources impacts would also be specifically listed for Board consideration.

We have no objection to the Croton-on-Hudson Village Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. We appreciate that the Village is seeking to update the site plan review considerations, especially the references to steep slope review, tree removal plan requirements, and the Complete Streets Policy. In regards to transportation capacity review, we appreciate that transit, pedestrian connectivity, and bicycle access are included. We recommend that the Village also include consideration of Transportation Demand Management techniques, in order to reduce reliance on private automobile usage. The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help avoid the economic and environmental costs of including excessive parking on the site. Ensuring that the transportation needs of new residents and businesses are accommodated through means other than private automobiles is an important factor in reducing the dependency on cars and encouraging growth without overburdening the street network and existing parking supply. We recommend that the Village review these *Toolkits*, which can be provided by the County Planning Department, to help determine parking standards for new development.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in black ink, appearing to read "Bernard Thombs". The signature is fluid and cursive, with the first name "Bernard" and last name "Thombs" clearly distinguishable.

Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning