On motion of TRUSTEE ---, seconded by TRUSTEE ---, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with a - vote.

Resolution #267-2026

WHEREAS, the Village Board of Trustees seeks to amend the text of Chapter 230 "Zoning" to provide clarification and streamline review of land use applications to better serve the public.; and

WHEREAS, under the direction of the Village Board, the Village Manager has worked with the Village Attorney and the Village Planner to develop language that would provide the Planning Board with additional information as part of the application process and allow them to request more information on certain aspects of a project if deemed necessary during the review process; and

WHEREAS, Local Law Introductory No. 13 of 2026 has been drafted for such purposes; and

WHEREAS, the Village has received comments back on the local law from the Westchester County Planning Board, Village Planning Board and Waterfront Advisory Committee; and

WHEREAS, on October 21, 2026, the Village Board of Trustees undertook the process and review described in detail in Parts 2 and 3 of the Short EAF "Determination of Significance" attached hereto; and

WHEREAS, the Village Board held a public hearing to consider Local Law Introductory No. 13 of 2026, which was opened and closed on October 21, 2026; in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building

WHEREAS, the Village Board has received a recommendation of consistency from the Waterfront Advisory Committee with the Village's Local Waterfront Revitalization Program; and

WHEREAS, the Village Board must make its own determination of consistency with the LWRP policy standards and conditions; and

WHEREAS, on October 21, 2026, the Village Board reviewed the LWRP policy

standards and conditions,

NOW THEREFORE, BE IT RESOLVED as follows:

The Village Board of Trustees makes the following findings regarding the applicability of the LWRP policies and the consistency of the Proposed Action with those policies and conditions of the LWRP which it found applicable:

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

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 7F: Construction activity of any kind must not cause a measurable increase in erosion or flooding at the site of such activity, or impact other locations. Construction activity in the Croton River and Hudson River spawning areas shall be timed so that the spawning of anadromous fish species and shellfish will not be adversely affected.

POLICY 7G: Construction activity of any kind must not cause significant degradation of water quality or impact identified significant fish and wildlife habitats.

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 11A: Erosion and sediment control measures shall be undertaken in order to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating and controlling the design, construction, use and maintenance of any development or other activity which disturbs or breaks the topsoil or results in earth movement.

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 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

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.

POLICY 19: Encourage the linkage of open space from upland areas to and along the Hudson and Croton Rivers in the form of a trail or walkway system.

POLICY 19B: Increase public access to areas that offer physical and visual connection to the Hudson River or Croton River and Bay

POLICY 23: Protect, enhance, and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.

POLICY 25A: Establish and protect identified public viewsheds of the Hudson River, including but not limited to the public views of the Hudson River from the western shoreline of the Village, and the Croton River and Gorge. (The following scenic areas were noted in the LWRP as having local and regional significance: (1) Distinctive and scenic views of the Croton Point, (2) Views of the Hudson River from South Riverside Ave and Route 9 corridor, and (3) Vegetated slopes and undisturbed ridgelines particularly those in the viewsheds in the Croton Gorge, River, and Bay areas.)

POLICY 30: Municipal, industrial, and commercial discharge of pollutants, including but not limited to toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

POLICY 32: Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

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 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

POLICY 37A: Control of the development of hilltops, and steep slopes should be exerted in order to prevent erosion and minimize runoff and flooding from new construction.

POLICY 38: The quality and quantity of surface water and ground water supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

POLICY 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.

POLICY 44: Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

POLICY 44A: Wetlands, water bodies and watercourses shall be protected by preventing damage from erosion or siltation, minimizing disturbance, preserving natural habitats and protecting against flood and pollution.

BE IT FURTHER RESOLVED: that based upon the above, the Village Board of Trustees confirms its determination that the Proposed Action, to provide clarification in the review of site development plans, complies with the policy standards and conditions set forth in the Village's LWRP; and

BE IT FURTHER RESOLVED: that the Village Board of Trustees hereby issues and adopts the EAF Parts 2 and 3 Determination of Significance attached hereto and adopts a Negative Declaration in connection with this action; and

BE IT FURTHER RESOLVED: that the Village Board of Trustees hereby adopts Local Law Introductory No. 13 of 2026 to amend Chapter 230, Zoning, of the Village Code to update to provide clarification and streamline review of land use applications to better serve the public., which upon adoption becomes Local Law No. 17 of 2026.

Dated: November 4, 2026