VILLAGE OF CROTON-ON-HUDSON
BOARD OF TRUSTEES

LOCAL LAW INTRODUCTORY NO. 13 OF 2026

A LOCAL LAW TO AMEND VARIOUS PROVISIONS OF CHAPTER 230 "ZONING" OF THE CROTON-ON-HUDSON VILLAGE CODE TO PROVIDE CLARIFICATION IN THE REVIEW OF SITE DEVELOPMENT PLANS

A LOCAL LAW to amend the text of Chapter 230 "Zoning" to provide clarification and streamline review of land use applications to better serve the public.

BE IT ENACTED by the Board of Trustees of the Village of Croton-on-Hudson as follows:

Section One. Legislative Intent and Purpose. To better serve the public's interest, the Village Board of Trustees of the Village of Croton-on-Hudson proposes text amendments to the zoning provisions of the Village Code for the purpose of providing clarification in the review of site development plans.

Section Two. Article XI, "Site Plan Approval", Section 230-69 of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

§ 230-69. Required submissions.

D. The information to be submitted and which, in total, constitutes a site development plan shall be as follows:

(3) Topographic and natural resource data.

(a) Existing contours with intervals of two feet or less, referred to a datum satisfactory to the Board.

(b) The location of existing wetlands, watercourses, and marshes in accordance with Chapter 227, Wetlands. [~~rock outcrops, wooded areas, single trees with a diameter of six inches or more measured three feet above the base of the trunk, and other significant existing features.~~]

(c) Geologic features, such as depth to bedrock and the location of rock outcrops.

(d) Vegetative cover, including existing wooded areas, significant isolated trees and similar features.

(e) Soil characteristics, such as load-bearing capacity and drainage capacity.

(f) Hydrologic features should include drainage and runoff patterns, flood hazard areas in accordance with Chapter 129, Flood Damage Prevention, and depth to groundwater.

(g) Tree removal plan. Where the proposed action involves the removal of any tree with a DBH of six inches or greater measured three feet above the base of the trunk, a tree removal plan shall be provided identifying the location, species, and size of all trees proposed for removal in accordance with Chapter 208, Trees.

(4) Development data.

(k) A plan showing existing slopes in accordance with Chapter 195, Steep Slopes Protection, rock outcrops, and rock ledges on the site and the environs within 200 feet of the property boundaries [~~, and the postconstruction~~].

(l) Post-construction plan showing proposed topographic contours and profiles, with existing and proposed contours to be shown at a maximum vertical interval of two feet.

(5) Architectural features.

(b) Required submissions. In addition to the materials listed in § 230-69D(1) through (4), the applicant shall be required to submit the following materials to the Planning Board in order to demonstrate the design context within which a development is proposed.

[4] Identify whether the project site contains, or is substantially contiguous to, a building, archaeological site or sensitive area, or district which is listed on the National or State Register of Historic Places.

Section Three. Article XI, "Site Plan Approval", Section 230-70 of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

§ 230-70. Review by Planning Board.

B. In considering and approving the site development plan, the Planning Board shall take into consideration the public health, safety and general welfare and the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular and shall require any appropriate study, plan, or report to assist in the development of [~~make~~] any appropriate conditions and safeguards [~~in harmony with~~] to ensure the site development plan meets the general purpose and intent of this chapter and particularly with regard to satisfactorily achieving the criteria listed below.

(1) Consistency of the proposed site development plan with the Master or Comprehensive Plan and Local Waterfront Revitalization Plan of the Village of Croton-on-Hudson as may be in existence from time to time. [~~Maximum safety of traffic access and egress~~]

(2) Consistency with the Village's Complete Streets Policy when deemed by the Planning Board to be context appropriate to the review and approval of the site development plan.

(3) A site layout, including the location, character and appearance of any proposed building, group of buildings or sign location, with the power, direction and time of any outdoor lighting of the site, which would have no adverse effect upon any properties in adjoining residence districts by impairing the established character or the potential use of properties in such districts.

(4) The reasonable screening, at all seasons of the year, of all playgrounds and parking and service areas from the view of adjacent residential properties and streets.

(5) Siting of buildings, structures and other improvements shall provide for adequate screening and the minimization of noise and lighting impacts on surrounding properties. [~~Conformance of the proposed site development plan with such portions of the Master Plan of the Village of Croton-on-Hudson as may be in existence from time to time.~~]

(6) In applicable cases, a drainage system and layout which would afford the best solution to any drainage problems.

(7) In specific cases where the Planning Board finds that the maximum setback distances from the front, side or rear lot lines fail to maintain adequately the residential characteristics of surrounding residential properties, if any, it may require that such distances be increased, but in no case may it reduce said minimum setbacks.

[~~(7)Location, arrangement, appearance and sufficiency of the off-street parking and loading.~~]

(8) Adequacy and capacity of water supply and sewage disposal facilities.

(9) Adequacy of emergency access, fire lanes and other emergency zones and the provision of fire hydrants.

(10) Adequacy of utilities to support energy demand and consideration and application of energy savings components when deemed context appropriate by the Planning Board in the review and approval of site development plan. ~~Safe, adequate and convenient pedestrian access and circulation both within the site and to adjacent streets.~~

(11) The preservation of scenic views and vistas, consistent with reasonable use of property, particularly to the Hudson and Croton Rivers.

(12) Adequacy of public school facilities and other public services to serve the anticipated needs of the site development with the option by the Planning Board to request a fiscal, school student projection analysis and public service impact analysis when deemed context appropriate.

(13) All proposed vehicles, public transportation, pedestrian, and other modalities of transportation that will serve the site development plan shall have adequate capacity, access in width, grade, alignment, and visibility, and shall be located on a roadway capable of adequately and safely handling any additional modes of transportation. Proper mitigation may be required if the project will result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services. The Planning Board may request the preparation of a traffic study addressing projected trip generation, peak traffic periods, sight distances, parking demand, and based on the findings, may request improvements to intersections, roadways, including improvements to accommodate pedestrian and bicycle safety.

(14) Adequacy of off-street parking and loading spaces to prevent parking of vehicles on public streets and adequacy of the interior circulation system to provide safe accessibility to all required off-street parking and safe and convenient pedestrian access and circulation both within the site and to adjacent streets.

(15) Quality of architectural features. The following criteria are intended to provide a framework within which the Planning Board may judge the appropriateness of the project to the neighborhood context and, for renovations, to assess the compatibility of the proposed addition with the existing exterior building. The criteria are also designed to enable the designer of the project to exercise creativity and innovation….

(16) Consideration of Environmental Resources by application of the following criteria to provide a framework within which the Planning Board may judge potential impacts of the project on the natural resources on the site and assist with the development of any conditions or mitigation, or the identification of any regulatory or administrative permitting required.

(a) Critical Environmental Area. The site development plan does not adversely affect any critical environmental areas, on the project site or directly adjacent to the project site.

(b) The site development plan does not contain or will not significantly impact any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered.

(c) All landscaping within the site shall be designed to facilitate conservation of the environment and preservation of a visually attractive community character through the use of native plant material and the retention of existing natural vegetation to the greatest extent practicable.

(d) The site contains or adjoins property that has been the subject of remediation (ongoing or completed) for hazardous waste.

(17) Adequacy of the construction phasing, staging and management of the site development plan.

Section Four.
Except as otherwise provided herein, all other provisions of the Croton-on-Hudson Village Code shall remain the same.

Section Five. Severability
If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Six. Effective Date
This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law and shall be published and posted as required by law, including the provisions of NYS Village Law §7-706 applicable to zoning text amendments.