



Robert P. Astorino
County Executive

County Planning Board

September 17, 2010

Janine King, Assistant Village Manager
Village of Croton-on-Hudson
Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Subject: **Referral File No. CRO 10-001 REVISED —**

**Harmon/South Riverside Gateway Overlay
District: Zoning Text and Map Amendments**

Dear Ms. King:

The Westchester County Planning Board has received notification for proposed map and text amendments to the Village Zoning Ordinance. The proposed map amendment would enlarge the boundary of the Harmon/South Riverside Gateway Overlay District to include parcels located along both sides of South Riverside Avenue to a point approximately 200 feet north of Oneida Avenue. The proposed text amendment would revise use regulations as well as special area, bulk and parking regulations for the Harmon/South Riverside Gateway Overlay District to regulate mixed-use development as a permitted use.

The proposed amendments would repeal and replace similar amendments adopted by the Village in 2009. This process is being undertaken to avoid future litigation regarding alleged procedural errors involved with the previous enactment of those amendments.

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 and offer the following comments:

Consistency with *Westchester 2025* and local plans. By permitting mixed-use development within the Harmon/South Riverside Gateway Overlay District, the Village will channel growth and development within the gateway of an existing center, a concept which is consistent with *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the County Planning Board on May 6, 2008, and amended January 5, 2010. Because this gateway area is between the downtown center and the Croton/Harmon railroad station, mixed-use redevelopment in this area can also create a walkable transit-oriented environment that can ultimately serve as a segue between the downtown center and the train station. Such an environment would also be consistent with the Village's Bicycle/Pedestrian Master Plan by increasing the potential for "non-motorized means of travel in the

Village...where residents and visitors have safe access to...destinations on foot, by bicycle, or by rollerblading.”

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:


Edward Buroughs, A/CP
Acting Commissioner

EEB/LH