

On motion of TRUSTEE POLITI, seconded by TRUSTEE SIMON, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York; with a 5-0 vote.

Resolution #5 of 2024

WHEREAS the Village Board wishes to amend Chapter 230, Zoning, of the Village Code to update regulations related to accessory apartments and permit accessory cottages in residential districts, and

WHEREAS Local Law Introductory No. 21 of 2023 has been drafted for such purposes, and

WHEREAS the Village has completed Part I of a Short Environmental Assessment Form (EAF) and a Coastal Assessment Form (CAF), and

WHEREAS the Village Board has referred the draft law and other documentation to the Village Planning Board, Waterfront Advisory Committee, and Westchester County Planning Board in accordance with Village and County Law, and

WHEREAS the Village Board has received comments from the Westchester County Planning Board, Village Planning Board, and Waterfront Advisory Committee, and has taken these comments into consideration, and

WHEREAS the Village Board held a public hearing to consider Local Law Introductory No. 21 of 2023, which was opened and closed on December 20, 2023, and

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 December 20, 2023, the Village Board reviewed the Environment Assessment Form Part II and the Village's Local Waterfront Revitalization Program policies by the Village Board to determine consistency related to the adoption of Local Law Introductory No. 21 of 2023,

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 1A: Existing planning and zoning documents should be reviewed and amended where necessary to ensure development within the community is consistent with adopted goals and policies.*

*POLICY 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas.*

*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.*

The remaining policies and conditions of the LWRP not specifically discussed above, were reviewed and found not to be applicable, and

BE IT FURTHER RESOLVED that based upon the above, the Village Board of Trustees confirms its determination that the Proposed Action, the adoption of a local law to update regulations related to accessory apartments and permit accessory cottages in residential districts, 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 II and III 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. 21 of 2023, to amend Chapter 230, Zoning, of the Village Code to update regulations related to accessory apartments and permit accessory cottages in residential districts, which upon adoption becomes Local Law No. 2 of 2024.

Dated: January 10, 2024