



COMPREHENSIVE PLAN

Village of Croton-on-Hudson

January 2003

VILLAGE OF CROTON-ON-HUDSON

2003 COMPREHENSIVE PLAN

Prepared for the

Comprehensive Plan Committee
One Van Wyck Street
Croton-on-Hudson, NY 10520

Prepared by

Buckhurst Fish & Jacquemart, Inc.
115 Fifth Avenue, 3rd Floor
New York, NY 10003

Adopted January 21, 2003

ACKNOWLEDGEMENTS

Mayor

Robert W. Elliott

Village Manager

Richard F. Herbek

Comprehensive Plan Committee

Ann Gallelli, Chair

Kurt Carlson

Justin Casson

Paul Doyle

Roger Solymosy

Lawrence Bickford, founding member

Georgianna K. Grant, Village Trustee, liaison to Comprehensive Plan Committee

Board of Trustees

Georgianna K. Grant

Deborah Y. McCarthy

Dr. Gregory J. Schmidt

Leo A. W. Weigman

James Harkins, Former Trustee

Sam R. Watkins Jr., Former Trustee

Planning Board

Ann Gallelli, Chair

Frances Allen

Ted Brumleve

Joel Klein

Andrew Zelman

Planning Consultants

Buckhurst Fish & Jacquemart Inc.

115 Fifth Avenue, 3rd Floor

New York, NY 10003

Paul Buckhurst, ARIBA, AICP, Principal-in-Charge

Frank Fish, AICP, Principal

Georges Jacquemart P.E., AICP, Principal

Bonnie Braine, Associate

Elana Vatsky Mass, AICP, Project Manager

Martin Torre, Graphics

Alex Rodriguez, Production

TABLE OF CONTENTS

1.0	INTRODUCTION	2
1.1.	Purpose and Function of the 2003 Comprehensive Plan	2
1.2	Previous Comprehensive Planning Efforts in Croton-on-Hudson	3
1.3	Citizen Based Planning Process	4
1.4	Guiding Goals of the Comprehensive Plan	5
1.5	Format of the Comprehensive Plan	5
2.0	CROTON-ON-HUDSON HISTORY AND PREVIOUS PLANNING EFFORTS	6
2.1	Croton-on-Hudson History	6
2.2	Summary of Previous Planning Studies: 1977-2000	8
3.0	EXISTING CONDITIONS	15
3.1	Regional and Local Context	15
3.2	Natural Environment, Parks, and Open Space Resources	15
3.3	Zoning and Land Use	34
3.4	Population and Demographics	40
3.5	Housing Development and Trends	44
3.6	Transportation and Traffic Circulation	47
3.7	Community Services and Utilities	52
3.8	Special Planning Areas: Commercial Districts and Hudson River Waterfront	61
3.9	Summary of Planning Issues	74
4.0	PLAN RECOMMENDATIONS	75
4.1	Defining Goals, Objectives, And Issues Through Public Participation	76
4.2	Village Wide Recommendations	77
4.3	Commercial Districts	82
4.4	Natural Resources, Open Space and Trails	97
4.5	Transportation (Traffic Calming, Pedestrian Facilities, Transit)	103
4.6	Residential Neighborhoods and Housing	106
4.7	Community Facilities and Services	111
4.8	Implementation of Recommendations	113
	APPENDIX: CROTON-ON-HUDSON RESIDENT SURVEY	115
	FIGURES	
Figure 3.1	Local Context	16
Figure 3.2	County and State Roads and Parks	23
Figure 3.3	Existing Parks and Open Space	24
Figure 3.4	Existing Land Uses	35
Figure 3.5	Existing Zoning	36
Figure 3.6	Roadway Classification	48
Figure 3.7	Public Transportation Routes	51
Figure 3.8	Commercial Areas	62
Figure 3.9	Commercial Centers: Land Uses	64
Figure 4.1	Gateway Districts	83
Figure 4.2	Upper Village Proposals	86
Figure 4.3	Municipal Place Proposals	89
Figure 4.4.	Possible long-term Municipal Place development strategy	90
Figure 4.5	South Riverside/Harmon Gateway Proposals	93
Figure 4.6	North End Gateway Proposals	95