



Village of **Croton-on-Hudson**

***Planning Board***

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TO: Mayor Pugh and the Board of Trustees

FROM: Robert Luntz, Chairman of the Planning Board

RE: Local Law Introductory 21-2023

DATE: November 17th, 2023

At its regularly scheduled meeting on November 7<sup>th</sup> 2023, the Planning Board of the Village of Croton-on-Hudson reviewed the referral from the Village Board regarding Local Law Introductory 21 of 2023 to amend and update provisions of Chapter 230, Zoning, of the Village Code.

The Planning Board suggested some changes in the wording of the proposed law:

C. In the last line of condition C states that "Approval for an accessory apartment shall be issued to and run with the property owner." The Planning Board would like to include accessory cottages so that the line would state *"Approval for an accessory apartment or accessory cottage shall be issued to and run with the property owner."*

F. Currently, condition F states that "The character, degree and extent of any additions to the residence or new accessory structure shall be a factor to be considered by the Planning Board in approval of an application for an accessory apartment or accessory cottage." The Planning Board would like to update the wording to state *"The character, impact on neighborhood and visual streetscape of any additions to the residence or new accessory structure shall be a factor to be considered by the Planning Board in approval of an application for an accessory apartment or accessory cottage."*

I. The Planning Board would revise condition I to read *"The habitable floor area of an accessory apartment or accessory cottage shall be no less than 300 square feet and no greater than the lesser of 800 square feet or 40% of the habitable floor area of the dwelling in which it is contained. In any case, the Planning Board shall have the authority to approve a greater or lesser amount of floor area if warranted by the specific circumstances of a particular building or lot."*

Additionally, the Planning Board would like to make the following recommendations to be added to Local Law 21-2023:

- 1) Neighbor notification of an accessory apartment shall be sent to residences within 100 feet, but an accessory cottage application shall require neighbor notification within 200 feet.
- 2) No accessory cottages shall be permitted in the R-5 Zoning District.
- 3) Tenants in either accessory apartments or accessory cottages will be required to sign a minimum of a six-month lease.
- 4) Clarification regarding legally non-conforming buildings and how that would affect the proposed language in the code for conforming accessory structures.
- 5) Clarification on properties that have a side or rear yard variance on the existing accessory structure.

The Planning Board also recommends that an annual report on accessory apartments and accessory cottages be prepared by the Building Department. The report should include data on the number of units and their status, complaints received, violations issued, and any other relevant information.