

George Latimer  
County Executive

November 8, 2023

Paula DiSanto, Village Clerk  
Village of Croton-on-Hudson  
One Van Wyck Street  
Croton-on-Hudson, New York 10520-2501

**County Planning Board Referral File CRO 23-006 – Accessory Apartments  
Zoning Text Amendment**

Dear Ms. DiSanto:

The Westchester County Planning Board has received a proposed local law to amend the text of the Croton-on-Hudson Zoning Ordinance to permit accessory apartments within single-family residential zones. Accessory apartments would include separated living spaces within a dwelling, or within an accessory structure.

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. We commend the Village for considering the adoption of accessory dwelling unit provisions and note that they, in general, follow the County's *Accessory Dwelling Unit Model Ordinance*. However, we do recommend that approval authority be given to the Building Inspector, rather than requiring Village Planning Board approval, in order to reduce the cost and time burden on property owners wishing to construct an accessory apartment.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

By:



Blanca P. Lopez  
Commissioner

BPL/MV