



Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520-2501

Mayor  
Brian Pugh  
  
Trustees  
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Village Manager  
Bryan T. Healy  
  
Village Treasurer  
Daniel Tucker  
  
Village Clerk  
Pauline DiSanto

To: Village Board of Trustees  
From: Bryan Healy, Village Manager  
Date: August 23, 2024  
Re: Various Cleanup Items in Zoning Code

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During this current year, a number of items in the Zoning Code have been identified by myself, the Village Engineer and/or Village Attorney as needing to be amended/revised. Individual board members have also requested that some items below be reviewed for potential changes. Rather than doing individual laws, we have held these changes to be done in one omnibus local law. I have included some additional comments below for discussion.

1. Amend requirement for special permit for retail stores in C-2 [[Section 230-17\(A\)1](#)]
  - a. *Do we amend to say only stores larger than X square feet require a special permit?*
2. Remove bedroom counts for properties in the Harmon-South Riverside Gateway [[Section 230-20.3\(B\)3\(a\)1](#)]
3. Amend definition of building to include garages and sheds [[Section 230-4](#)]
4. Clarify how the height of an accessory cottage should be measured [[Section 230-4](#)]
  - a. *Do we update sub-section C to include accessory cottages?*
5. Amend definition of habitable floor area to delete utility rooms from being included and change heater rooms to utility rooms in areas excluded. [[Section 230-4](#)]
6. Amend boarding/rooming house definition in RB district to lower from three persons to one person (roomer). [[Section 230-13C](#)]
  - a. *Same as allowed usage in RA-60 District, so can we just delete subsection C altogether?*
7. Clarify the process on creating a new primary structure and relegating existing primary structure to an accessory cottage. [[Section 230-41\(B\)](#)]
  - a. *This subsection seems to limit accessory cottages to existing accessory structures, which would prohibit an existing primary structure from being converted to an ADU. Do we amend this or just add a new subsection to address this irregularity.*
8. Update definition of trailer and add a definition for the term “manufactured home” [[Section 230-4](#)].
9. Clarify that a manufactured home affixed to a permanent foundation should be considered a one-family dwelling under the Zoning Code [[Section 230-40](#)].
10. Clarify that a manufactured home is required to obtain minor site plan approval [[Section 230-67B](#)].

Please let me know if you have any questions regarding the above and I look forward to discussing these items with you.