



**Planning Board**

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

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TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Luntz, Planning Board

RE: Recommendation to Village Board regarding Local Law Introductory 12 of 2024, amending the Zoning Law of the Village of Croton-on-Hudson, Chapter 230, to align the zoning regulations with current planning and development needs.

DATE: November 8, 2024

At its regularly scheduled meetings on November 5<sup>th</sup>, 2024, the Planning Board reviewed the referral from the Village Board regarding Local Law Introductory 12 of 2024.

In the proposed law, a boarder or roomer is defined as:

***“A person who permanently occupies a room in a single-family dwelling unit for sleeping purposes for which they pay compensation to the property owner.”***

Currently, under Village code, you can have up to three boarders in the RB district, and one boarder in other residential districts, with no permits required, and no oversight. The Planning Board had many questions, and wanted to clarify how the word “Permanently” will be determined.

The Planning Board also had questions regarding a distinction between family members, such as adult children who move back in with their parents, or elderly parents who move in with adult children as they are in need of care.

The Planning Board is looking for clarification on the boarder definition as well as the reason for this new local law.

The Planning Board did not feel that the draft law was clear enough to make a proper recommendation, specifically regarding the definition of a Boarder. Other than the boarder section, the Planning Board had no objections with the other changes proposed in the law.