

George Latimer
County Executive

October 28, 2024

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 24-010 – Residential Definitions and Regulations
Zoning Text Amendment**

Dear Ms. DiSanto:

The Westchester County Planning Board has received a local law to amend the text of the Croton-on-Hudson Zoning Ordinance to revise various regulations regarding accessory cottages, manufactured homes, and boarding arrangements. A new section is proposed regarding single-family residential boarder arrangements, allowing for one non-transient boarder to occupy a room within a residence subject to a permit and inspection. Three-person boarding arrangements would no longer be permitted in two-family buildings. Minor changes to the definitions of accessory cottages, trailers, and manufactured homes are also included, as well as the removal of a reference to cannabis shops within the C-1 – Central Commercial district. Finally, clarification would be added that only retail stores larger than 7,500 square feet in floor area would require a special permit within the C-1 district.

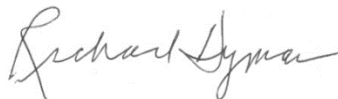
We have no objection to the Croton-on-Hudson Village Board assuming Lead Agency status for this review.

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 and find it to be a matter for local determination in accordance with the Village's planning and zoning policies.

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



Richard Hyman
Chair, Westchester County Planning Board

RH/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning