



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

Mayor
Brian Pugh

Trustees
Nora Moriarty Nicholson
Cara Politi
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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
Updated: January 20, 2025
Re: Various Cleanup Items in Zoning Code

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 definition of building to include garages and sheds [[Section 230-4](#)]
2. Clarify how the height of an accessory cottage should be measured [[Section 230-4](#)]
3. 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](#)]
4. Amend boarding/rooming house definition in RB district to lower from three persons to one person (roomer). [[Section 230-13\(C\)](#)]
5. Update definition of trailer and add a definition for the term “manufactured home” [[Section 230-4](#)].
6. Clarify that a manufactured home affixed to a permanent foundation should be considered a one-family dwelling under the Zoning Code [[Section 230-40](#)].
7. 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.