



Village of **Croton-on-Hudson** New York

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street

Mayor
Brian Pugh

Trustees
Nora M. Nicholson
Cara Politi
Len Simon
Maria F. Slippen

Village Manager
Bryan Healy

Village Clerk
Paula DiSanto

Village Treasurer
Daniel Tucker

Village Engineer/Building Inspector
Daniel O'Connor, P.E.

Assistant Village Engineer/Building Inspector
Ron Wegner, P.E.

Fire Inspector
James Ferguson

TO: Mayor Brian Pugh and the Village Board of Trustees

CC: Bryan Healy, Village Manager

FROM: Daniel O'Connor, P.E.
Village Engineer

DATE: March 17, 2025

**RE: QUARTERLY REPORT FOR DECEMBER, JANUARY, FEBRUARY 2025
VILLAGE ENGINEER'S OFFICE**

The Quarterly Engineer's Report for **December 1, 2024 through February 28, 2025** is hereby submitted in accordance with the requirements of Section 86-8(C) of Chapter 86, *Building Construction*, of the Village Code.

Highlights of the Quarterly Report for **December 1, 2024 through February 28, 2025** include:

Highlights of the **3rd Quarterly Report of FY 2024-2025** include:

- Building Permits Issued: **28** (14-Residential; 1-Commercial; 12-Solar; 1-Accessory Apt)
- Plumbing Permits Issued: **7**
- Certificates of Occupancy Issued: **44** (25-Residential; 1-Commercial; 14-Solar; 1-Generator; 1-Multi-family; 2-New Single Family)
- Street Opening Permits: **6**
- Inspections Performed: **137**
- Fire Inspections: **52**
- Completed FOIL Requests: **38**
- Completed Record Searches: **35**
- Planning Board Meetings: **3**
- Zoning Board Meetings: **2**

If you have any questions, or if you need any additional information, please do not hesitate to call me at 914-271-4783.

VILLAGE OF CROTON-ON-HUDSON

INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/24 to 02/28/25

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
SIDEWALK	12/03/24	DO	PASS		COH		104A MAPLE STREET	1926 83RD REALTY CORP	49196	
SIDEWALK	12/04/24	DO	PASS		COH		22 BROOK STREET	SANFELICE THOMAS	49261	
SEWER	12/06/24	DO	PASC		COH		4 PALMER AVENUE	MONROE APRIL	49286	
SIDEWALK	12/06/24	DO	FAIL		COH		7 SOUTH RIVERSIDE AVENUE	HOSKINS REALTY HOLDINGS	49288	
FINAL	12/06/24	DO	PASS	NEW 5+	COH		43-45 MAPLE STREET	41-51 MAPLE HDFC	44496	A
WATER DEPT OK OF NEW	12/09/24	DO	PASS	NEW 5+	COH		43-45 MAPLE STREET	41-51 MAPLE HDFC	44498	A
SEWER	12/09/24	DO	PASS		COH		4 PALMER AVENUE	MONROE APRIL	49325	
Snow Removal Inspect	12/16/24	DO	PASS		COH		420 SOUTH RIVERSIDE AVENUE	420 SOUTH RIVERSIDE LLC	49324	V
ELECTRICAL	12/18/24	DO	PASS	GENERATOR	COH		119 UPPER NORTH HIGHLAND PLAC	KEPPLER HERBERT	49218	A
PROPERTY MAINTENANCE	12/20/24	DO	PASC		COH		31A OLD POST ROAD SOUTH	BARI BSD MANAGERS LLC	49182	
SIDEWALK	12/20/24	DO	PASS		COH		104B MAPLE STREET	1926 83RD REALTY CORP	49178	
FINAL	12/26/24	DO	PASS	ADDITION R	COH		13 THOMPSON AVENUE	EDWARD C WALSH JR.	49366	A
FOOTING	01/07/25	DO	PASC	SOLAR	COH		1 MUNICIPAL PLACE	ONE MUNICIPAL PLACE LLC	49386	A
FOOTING	01/08/25	DO	PASC	SOLAR	COH		1 MUNICIPAL PLACE	ONE MUNICIPAL PLACE LLC	49389	A
FINAL	01/08/25	DO	PASC	GENERATOR	COH		119 UPPER NORTH HIGHLAND PLAC	KEPPLER HERBERT	49219	A
FOOTING	01/09/25	DO	PASS	SOLAR	COH		1 MUNICIPAL PLACE	ONE MUNICIPAL PLACE LLC	49391	A
ELECTRICAL	01/16/25	DO	PASS	SOLAR	COH		73 THOMPSON AVENUE	EISENSEN SHARON	49193	A
SITE WORK	01/16/25	DO	PASC	FILL/EXCAV	COH		35 MOUNTAIN TRAIL	APOLLONIO CHARLYN P	49430	A
FINAL	01/24/25	DO	PASC	ADDITION R	COH		117 SCENIC DRIVE WEST	SHIRLEY BRITTANY L	46470	A
FINAL	01/24/25	DO	PASS	SOLAR	COH		73 THOMPSON AVENUE	EISENSEN SHARON	49194	A
FINAL	01/24/25	DO	PASS	SOLAR	COH		28 WOLF ROAD	DOLS NINA	42336	A
Oil Tank Abandon/Rem	01/24/25	DO	PASC	OIL TANK	COH		88 MAPLE STREET	ANDREOZZI MICHAEL	49399	A
Oil Tank Abandon/Rem	01/28/25	DO	PASC	OIL TANK	COH		26 VAN WYCK STREET	BROWN CYNTHIA ANN	49396	A
FINAL STREET OPENING	02/07/25	DO	PASC	SERV LINE	COH		6 ALEXANDER LANE	VULAJ NIKOLLA	49571	A
SLAB	02/07/25	DO	PASS	SOLAR	COH		1 MUNICIPAL PLACE	ONE MUNICIPAL PLACE LLC	49573	A
INSPECTOR TOTALS:			25	INSPECTIONS	FEES:	.00	PAID TO DATE:	.00	UNPAID:	.00
FIRE SAFETY INSPECTI	12/04/24	JF	PASS		COH		2-4 CROTON POINT AVENUE	CROTON POINT HOLDINGS L	49260	
FIRE SAFETY INSPECTI	12/04/24	JF	PASS		COH		352 SOUTH RIVERSIDE AVENUE	SPRING COME LLC	49259	
FIRE SAFETY INSPECTI	12/04/24	JF	PASC		COH		17 OLD POST ROAD SOUTH	ASBURY METHODIST CHURCH	49263	
FIRE SAFETY REINSPEC	12/04/24	JF	PASS		COH		345 SOUTH RIVERSIDE AVENUE	PAPPAS FAMILY INCOME PR	49262	
FIRE SAFETY INSPECTI	12/05/24	JF	PASS		COH		41 NORTH RIVERSIDE AVENUE	M&D 41 PROPERTIES LLC	49280	
FIRE SAFETY INSPECTI	12/05/24	JF	PASC		COH		420 SOUTH RIVERSIDE AVENUE	420 SOUTH RIVERSIDE LLC	49281	
FIRE SAFETY INSPECTI	12/06/24	JF	FAIL		COH		7 OLD POST ROAD SOUTH	FRANZOSO MARK A	49285	
FIRE SAFETY REINSPEC	12/06/24	JF	PASS		COH		440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	49287	
FIRE SAFETY INSPECTI	12/09/24	JF	PASS		COH		43-45 MAPLE STREET	41-51 MAPLE HDFC	49291	
FIRE SAFETY INSPECTI	12/09/24	JF	PASS		COH		41 GRAND STREET	SCI NJ FUNERAL SERVICES	49290	
FIRE SAFETY INSPECTI	12/10/24	JF	PASC		COH		173 GRAND STREET	DIZAN INC	49298	
FIRE SAFETY INSPECTI	12/10/24	JF	PASS		COH		122 GRAND STREET	PINEY POINT III LLC	49299	
FIRE SAFETY INSPECTI	12/10/24	JF	FAIL		COH		351-353 SOUTH RIVERSIDE AVENUE	PAPPAS FAMILY INCOME PR	49300	
FIRE SAFETY INSPECTI	12/19/24	JF	PASC		COH		345 SOUTH RIVERSIDE AVENUE	PAPPAS FAMILY INCOME PR	49330	
FIRE SAFETY INSPECTI	12/19/24	JF	PASC		COH		440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	49329	
FIRE SAFETY INSPECTI	12/23/24	JF	PASS		COH		31 GLENGARY ROAD	TEMPLE ISRAEL OF NORTHE	49367	
FIRE SAFETY INSPECTI	12/27/24	JF	FAIL		COH		50-64 MAPLE STREET	CROTON VIEW PROPERTIES	49370	
FIRE SAFETY INSPECTI	12/27/24	JF	FAIL		COH		440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	49369	
FIRE SAFETY INSPECTI	01/02/25	JF	PASS		COH		38-48 MAPLE STREET	MAPLE 2005 LLC	49379	
FIRE SAFETY INSPECTI	01/02/25	JF	PASS		COH		138 GRAND STREET	138 GRAND ST LLC	49377	
FIRE SAFETY INSPECTI	01/02/25	JF	PASC		COH		87 NORTH RIVERSIDE AVENUE	907 REALTY LLC	49378	
FIRE SAFETY INSPECTI	01/03/25	JF	PASS		COH		33 CROTON POINT AVENUE	MAF HOLDINGS #1 LLC	49380	
FIRE SAFETY INSPECTI	01/03/25	JF	PASS		COH		129-131 GRAND STREET	MANICCHIO LLC	49381	
FIRE SAFETY INSPECTI	01/03/25	JF	PASS		COH		191 GRAND STREET	SUN GRAND REALTY LLC	49382	

VILLAGE OF CROTON-ON-HUDSON

INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/24 to 02/28/25

INSPECTION	DATE	BY	RSLT	PROJECT	CITY AREA	LOCATION	OWNER	INSP ID T
FIRE SAFETY INSPECTI	01/03/25	JF	PASS		COH	186 GRAND STREET	ADELINO & MARIA	49383
FIRE SAFETY INSPECTI	01/10/25	JF	FAIL		COH	440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	49394
FIRE SAFETY INSPECTI	01/10/25	JF	PASC		COH	2-12 MAPLE STREET	LAKOMATA REALTY CO LLC	49393
FIRE SAFETY INSPECTI	01/10/25	JF	PASC		COH	37 FURNACE DOCK ROAD	TIMM ROBERT & SUSAN	49392
FIRE SAFETY INSPECTI	01/17/25	JF	PASS		COH	379 SOUTH RIVERSIDE AVENUE	SOUTH RIVERSIDE CROTON	49433
FIRE SAFETY REINSPEC	01/17/25	JF	PASS		COH	440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	49435
FIRE SAFETY REINSPEC	01/17/25	JF	PASS		COH	440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	49434
FIRE SAFETY INSPECTI	01/21/25	JF	PASS		COH	38-48 MAPLE STREET	MAPLE 2005 LLC	49438
FIRE SAFETY INSPECTI	01/21/25	JF	PASC		COH	139 GRAND STREET	ACKER HOUSE AT CROTON L	49439
FIRE SAFETY INSPECTI	01/21/25	JF	PASS		COH	119 GRAND STREET	AMICOLA LEONARD	49440
FIRE SAFETY INSPECTI	01/21/25	JF	PASC		COH	132 MAPLE STREET	MIR SALEEM	49441
FIRE SAFETY INSPECTI	01/24/25	JF	PASC		COH	140 GRAND STREET	PAUTA PEDRO N	49458
FIRE SAFETY REINSPEC	01/24/25	JF	PASS		COH	345 SOUTH RIVERSIDE AVENUE	PAPPAS FAMILY INCOME PR	49460
FIRE SAFETY REINSPEC	01/24/25	JF	PASS		COH	50-64 MAPLE STREET	CROTON VIEW PROPERTIES	49462
FIRE SAFETY INSPECTI	01/24/25	JF	PASS		COH	50-64 MAPLE STREET	CROTON VIEW PROPERTIES	49461
FIRE SAFETY INSPECTI	01/30/25	JF	PASS		COH	3 OLD POST ROAD SOUTH	MILANO LOUIS	49505
FIRE SAFETY INSPECTI	01/30/25	JF	PASS		COH	171-187 SOUTH RIVERSIDE AVENUE	MAPLEBY LLC	49506
FIRE SAFETY REINSPEC	01/30/25	JF	PASS		COH	173 GRAND STREET	DIZAN INC	49522
FIRE SAFETY INSPECTI	01/30/25	JF	PASS		COH	119 GRAND STREET	AMICOLA LEONARD	49521
FIRE SAFETY REINSPEC	02/07/25	JF	PASS		COH	87 NORTH RIVERSIDE AVENUE	907 REALTY LLC	49569
FIRE SAFETY INSPECTI	02/07/25	JF	PASS		COH	50-64 MAPLE STREET	CROTON VIEW PROPERTIES	49570
FIRE SAFETY INSPECTI	02/12/25	JF	FAIL		COH	73 BENEDICT BOULEVARD	JLF REALTY OF CROTON IN	49585
FIRE SAFETY INSPECTI	02/13/25	JF	PASS		COH	173 GRAND STREET	DIZAN INC	49590
FIRE SAFETY REINSPEC	02/14/25	JF	PASS		COH	87 NORTH RIVERSIDE AVENUE	907 REALTY LLC	49594
FIRE SAFETY REINSPEC	02/26/25	JF	PASS		COH	440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	49625
FIRE SAFETY INSPECTI	02/27/25	JF	PASS		COH	420 SOUTH RIVERSIDE AVENUE	420 SOUTH RIVERSIDE LLC	49659
FIRE SAFETY INSPECTI	02/27/25	JF	PASS		COH	409 SOUTH RIVERSIDE AVENUE	DAJA VIEW REAL EST INC	49660
FIRE SAFETY INSPECTI	02/28/25	JF	PASS		COH	73 BENEDICT BOULEVARD	JLF REALTY OF CROTON IN	49678

INSPECTOR TOTALS: 52 INSPECTIONS FEES: 2,000.00 PAID TO DATE: .00 UNPAID: 2,000.00

SIDEWALK	12/04/24	RW	PASS	COH	34 YOUNG AVENUE	HANSEN PETER A	49264
FINAL	12/04/24	RW	PASS ADDITION	R COH	101 ELMORE AVENUE	UTTARO LUKE	48670 A
ROUGH FRAMMING	12/04/24	RW	PASS ADDITION	R COH	6 KUNEY STREET	JONATHON LEVINE	49279 A
FUEL GAS	12/05/24	RW	PASS GAS WORK	COH	1250 ALBANY POST ROAD	CROTON WESTCHESTER LLC	49296 A
FINAL	12/06/24	RW	PASS ADDITION	R COH	14 MICHAELS LANE	MITCHELL BRANDY	48324 A
ROUGH FRAMMING	12/06/24	RW	PASS ADDITION	R COH	38 FRANKLIN AVENUE	MANN MARTHA F	48948 A
FINAL	12/06/24	RW	PASS IN POOL	COH	21 WELLS AVENUE	VIZNAY MAYRA	40994 A
FINAL	12/06/24	RW	PASS SHED	COH	21 WELLS AVENUE	VIZNAY MAYRA	43530 A
FOOTING	12/06/24	RW	PASS ADDITION	R COH	15 RADNOR AVENUE	ROSS JOHIL D	46918 A
ROUGH PLUMBING	12/09/24	RW	PASS ADDITION	R COH	6 O'RILEY COURT	CONNOLLY ROBERT P	49065 A
FINAL	12/09/24	RW	PASS SHED	COH	122 BENEDICT BOULEVARD	MITRA FRANCIS A	49085 A
FINAL	12/09/24	RW	PASS ADDITION	R COH	17 GEORGIA LANE	POWCHIK PETER	48404 A
ROUGH FRAMMING	12/09/24	RW	PASS ADD DECK	COH	3 GERSTEIN STREET	RAYER PHILIPPE	48874 A
Complaint Investigat	12/10/24	RW	FAIL	COH	74 CLEVELAND DRIVE	JEREZ GEORGE	49297
ROUGH FRAMMING	12/10/24	RW	PASS ADDITION	R COH	6 O'RILEY COURT	CONNOLLY ROBERT P	49064 A
INSULATION	12/10/24	RW	PASS ADDITION	R COH	6 O'RILEY COURT	CONNOLLY ROBERT P	49066 A
FINAL	12/11/24	RW	PASC ADDITION	R COH	99 TRUESDALE DRIVE	JUNGMAN JONATHAN W	49316 A
INSULATION	12/11/24	RW	PASS ADDITION	R COH	44 ELMORE AVENUE	ROBERT KRASNANSKY	48453 A
ROUGH FRAMMING	12/11/24	RW	PASS ADDITION	R COH	1 WELLS AVENUE	VELMANI NATARAJAN	47790 A
ROUGH PLUMBING	12/11/24	RW	PASS ADDITION	R COH	1 WELLS AVENUE	VELMANI NATARAJAN	47791 A
Oil Tank Abandon/Rem	12/16/24	RW	PASS OIL TANK	COH	31 GLENGARY ROAD	TEMPLE ISRAEL OF NORTHE	48406 A

VILLAGE OF CROTON-ON-HUDSON

INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/24 to 02/28/25

INSPECTION	DATE	BY	RSLT	PROJECT	CITY AREA	LOCATION	OWNER	INSP ID	T
DRAINAGE	12/16/24	RW	PASS	ADDITION	R COH	33 PARK TRAIL	PERROTTA DAVID	47831	A
FINAL	12/17/24	RW	PASS	SOLAR	COH	90 PENFIELD AVENUE	GREER DAVIS	48964	A
FINAL	12/18/24	RW	PASS	ADDITION	R COH	65 NORDICA DRIVE	PORTNOY ANDREW	43968	A
Oil Tank Abandon/Rem	12/18/24	RW	PASS	OIL TANK	COH	17 OLD POST ROAD SOUTH	ASBURY METHODIST CHURCH	49318	A
ROUGH FRAMMING	12/18/24	RW	PASS	ADDITION	R COH	8 PINEY POINT AVENUE	ANDERMAN JARED S	47773	A
FUEL GAS	12/19/24	RW	PASS	GENERATOR	COH	119 UPPER NORTH HIGHLAND PLAC	KEPPLER HERBERT	49217	A
FOOTING	12/20/24	RW	PASS	ADDITION	R COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	48892	A
INSULATION	12/23/24	RW	PASS	ADDITION	R COH	38 FRANKLIN AVENUE	MANN MARTHA F	48950	A
DRAINAGE	12/26/24	RW	PASS	ADDITION	R COH	7 LEXINGTON DRIVE	17 LEXINGTON LLC	49270	A
FINAL	12/27/24	RW	PASS	SOLAR	COH	122 BENEDICT BOULEVARD	MITRA FRANCIS A	49052	A
ROUGH PLUMBING	12/30/24	RW	PASS	ADDITION	R COH	38 FRANKLIN AVENUE	MANN MARTHA F	48949	A
FUEL GAS	12/30/24	RW	PASS	ADDITION	R COH	44 ELMORE AVENUE	ROBERT KRASNANSKY	49375	A
FINAL	12/30/24	RW	PASS	SHED	COH	170 GRAND STREET	DRAPALA JOHN M	49374	A
INSULATION	12/30/24	RW	PASS	ADDITION	R COH	8 PINEY POINT AVENUE	ANDERMAN JARED S	47775	A
ROUGH PLUMBING	12/30/24	RW	PASS	ADDITION	R COH	6 KUNEY STREET	JONATHON LEVINE	46322	A
FINAL	12/30/24	RW	PASS	ADDITION	R COH	204 HESSIAN HILLS ROAD	BRILL HARVEY	48353	A
FINAL	12/31/24	RW	PASS	SOLAR	COH	37 VAN WYCK STREET	EMILY HORTON & MATTHEW	44107	A
FINAL	12/31/24	RW	PASS	NEW SINGLE	COH	25A HARRISON STREET	PORTEUS & SON BUILDERS	45557	A
FOUNDATION	01/03/25	RW	PASS	ADDITION	R COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	48893	A
FINAL	01/03/25	RW	PASS	SHED	COH	208 CLEVELAND DRIVE	DAVIDE GOMES	43898	A
INSULATION	01/03/25	RW	PASS	ADDITION	R COH	1 WELLS AVENUE	VELMANI NATARAJAN	47792	A
Oil Tank Abandon/Rem	01/03/25	RW	PASS	OIL TANK	COH	17 MOUNT GREEN ROAD	OPPENHEIM DANIEL	49258	A
FINAL	01/03/25	RW	PASS	SOLAR	COH	14 MICHAELS LANE	MITCHELL BRANDY	40983	A
FINAL	01/09/25	RW	PASS	ADDITION	R COH	72 THOMPSON AVENUE	ECOCK MICHELLE L	47919	A
FINAL	01/09/25	RW	PASS	ADDITION	R COH	108 TRUESDALE DRIVE	PAPISH TIFANNY Y	46522	A
FOUNDATION WATERPROO	01/13/25	RW	PASS	ADDITION	R COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	48895	A
MISC	01/15/25	RW	PASS	IN POOL	COH	19 ARROWCREST DRIVE	CORNELL DENNIS	49429	A
ROUGH FRAMMING	01/15/25	RW	PASS	ADDITION	R COH	19 ARROWCREST DRIVE	CORNELL DENNIS	49128	A
ROUGH PLUMBING	01/15/25	RW	PASS	ADDITION	R COH	19 ARROWCREST DRIVE	CORNELL DENNIS	49129	A
SIDEWALK	01/15/25	RW	PASS		COH	192 GRAND STREET	OGRADY ROSEANNE	49428	A
FINAL	01/15/25	RW	PASS	ADDITION	R COH	7 LEXINGTON DRIVE	17 LEXINGTON LLC	49278	A
FINAL	01/16/25	RW	PASS	ADDITION	R COH	1701 HALF MOON BAY DRIVE	HITZEL-KIM JIN K	34867	A
FINAL	01/17/25	RW	PASS	GENERATOR	COH	119 UPPER NORTH HIGHLAND PLAC	KEPPLER HERBERT	49387	A
ROUGH FRAMMING	01/17/25	RW	PASS	ADDITION	R COH	15 RADNOR AVENUE	ROSS JOHIL D	46925	A
FINAL	01/17/25	RW	PASS	SOLAR	COH	25 WOLF ROAD	BRIAN J KEARNEY	40287	A
FOOTING	01/17/25	RW	PASS	ADDITION	R COH	15 RADNOR AVENUE	ROSS JOHIL D	49443	A
Oil Tank Abandon/Rem	01/21/25	RW	PASS	OIL TANK	COH	9 MICHAELS LANE	BEEBE SCOTT	49385	A
FOOTING	01/22/25	RW	PASS	ADDITION	R COH	15 RADNOR AVENUE	ROSS JOHIL D	49568	A
INSULATION	01/27/25	RW	PASS	ADDITION	R COH	19 ARROWCREST DRIVE	CORNELL DENNIS	49130	A
FINAL	01/27/25	RW	PASS	SOLAR	COH	47 HARRISON STREET	WEBSTER JESSICA L	49365	A
INSULATION	02/03/25	RW	PASS	ADDITION	R COH	15 RADNOR AVENUE	ROSS JOHIL D	46927	A
ROUGH FRAMMING	02/03/25	RW	PASS	ADDITION	R COH	15 RADNOR AVENUE	ROSS JOHIL D	49572	A
SLAB	02/06/25	RW	PASS	ADDITION	R COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	48898	A
ROUGH FRAMMING	02/06/25	RW	PASS	ADDITION	R COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	48899	A
ROUGH PLUMBING	02/06/25	RW	PASS	ADDITION	R COH	15 RADNOR AVENUE	ROSS JOHIL D	46926	A
FINAL	02/07/25	RW	PASS	ADDITION	R COH	37 MORNINGSIDE DRIVE	CHAD M CAMPBELL	47372	A
ROUGH FRAMMING	02/07/25	RW	PASS	ADDITION	R COH	134 OLD POST ROAD NORTH	STUEDLEIN CHRISTIAN	49340	A
ROUGH PLUMBING	02/07/25	RW	PASS	ADDITION	R COH	134 OLD POST ROAD NORTH	STUEDLEIN CHRISTIAN	49341	A
Oil Tank Abandon/Rem	02/07/25	RW	PASS	OIL TANK	COH	12 GEORGIA LANE	WEINBERG ERIC R	49500	A
FINAL	02/10/25	RW	PASS	SOLAR	COH	59 WHELAN AVENUE	KITCHEN SCOTT	49228	A
FINAL	02/10/25	RW	PASS	SOLAR	COH	90 CLEVELAND DRIVE	ANDREESCU DAN	49232	A
SIDEWALK	02/10/25	RW	PASS		COH	22 YOUNG AVENUE	GAGLIOTTI JOHN P	49813	A

VILLAGE OF CROTON-ON-HUDSON

INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/24 to 02/28/25

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
INSULATION	02/11/25	RW	PASS	ADDITION	R	COH	15 RADNOR AVENUE	ROSS JOHIL D	49582	A
FINAL	02/11/25	RW	PASS	SOLAR		COH	1 NEWTON COURT	BITKOWER-JAEGER AMY	49294	A
FINAL	02/12/25	RW	PASS	ADDITION	R	COH	339 GRAND STREET	FRANGGI JULIO	48075	A
ROUGH FRAMMING	02/14/25	RW	PASS	ADDITION	R	COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	49595	A
FINAL	02/14/25	RW	PASS	ADDITION	R	COH	44 ELMORE AVENUE	ROBERT KRASNANSKY	48456	A
ROUGH FRAMMING	02/14/25	RW	PASS	ADDITION	C	COH	6 ELLIOTT WAY	VILLAGE OF CROTON ON HU	42689	A
FOOTING	02/18/25	RW	PASS	ADDITION	R	COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	49596	A
FINAL	02/19/25	RW	PASS	ADDITION	R	COH	22 YOUNG AVENUE	GAGLIOTTI JOHN P	49812	A
FOOTING	02/21/25	RW	PASS	ACCESSORY		COH	103 HASTINGS AVENUE	WEALE ROSS	49614	A
ROUGH PLUMBING	02/21/25	RW	PASS	ADDITION	R	COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	48900	A
Oil Tank Abandon/Rem	02/21/25	RW	PASS	OIL TANK		COH	229 GRAND STREET	LORENZEN VOLKER	49498	A
Oil Tank Abandon/Rem	02/21/25	RW	PASS	OIL TANK		COH	21 FURNACE DOCK ROAD	PHILLIPS RONALD C JR	49525	A
FOOTING	02/24/25	RW	PASS	ADDITION	R	COH	1701 HALF MOON BAY DRIVE	HITZEL-KIM JIN K	49401	A
FOOTING	02/24/25	RW	PASS	ADDITION	R	COH	41 MORNINGSIDE DRIVE	OSHIRO THEODORO J	49615	A
FUEL GAS	02/24/25	RW	PASS	GAS WORK		COH	27 NORDICA DRIVE	DAVIES RUSSELL H	49502	A
ROUGH FRAMMING	02/24/25	RW	PASS	ADDITION	R	COH	25 GLENGARY ROAD	POLIZZI LAURA	48733	A
ROUGH PLUMBING	02/24/25	RW	PASS	ADDITION	R	COH	25 GLENGARY ROAD	POLIZZI LAURA	48734	A
FOOTING	02/25/25	RW	PASS	ADDITION	R	COH	33 SUNSET DRIVE	COX TIMOTHY	49160	A
FOUNDATION	02/25/25	RW	PASS	ACCESSORY		COH	103 HASTINGS AVENUE	WEALE ROSS	49661	A
FINAL	02/28/25	RW	PASS	SOLAR		COH	44 HUNTER PLACE	CHAN EDITH	49188	A
INSULATION	02/28/25	RW	PASS	ADDITION	R	COH	25 GLENGARY ROAD	POLIZZI LAURA	48735	A

INSPECTOR TOTALS: 94 INSPECTIONS FEES: .00 PAID TO DATE: .00 UNPAID: .00

Snow Removal Inspect	12/27/24	TS	FAIL		COH	40 HIGH STREET	AMATO LANCE E	49368
SIDEWALK	01/14/25	TS	FAIL		COH	117 NORTH RIVERSIDE AVENUE	FEDERAL NATIONAL MORTGA	49436
911 HOUSE NUMBER	01/14/25	TS	FAIL		COH	117 NORTH RIVERSIDE AVENUE	FEDERAL NATIONAL MORTGA	49437
Snow Removal Inspect	01/21/25	TS	FAIL		COH	112 MAPLE STREET	MANGANO JOSEPH	49473
Snow Removal Inspect	01/21/25	TS	FAIL		COH	114 MAPLE STREET	SPINELLI JOSEPH	49474
Snow Removal Inspect	01/21/25	TS	FAIL		COH	172 MAPLE STREET	WOJNAR WILLIAM	49475
Snow Removal Inspect	01/21/25	TS	FAIL		COH	98 MAPLE STREET	HOOPER WILLIAM P	49469
Snow Removal Inspect	01/21/25	TS	FAIL		COH	102 MAPLE STREET	VERGARA DAVID	49470
Snow Removal Inspect	01/21/25	TS	FAIL		COH	104 MAPLE STREET	1926 83RD REALTY CORP	49471
Snow Removal Inspect	01/21/25	TS	FAIL		COH	110 MAPLE STREET	ROSS LILLIAN M	49472
Snow Removal Inspect	01/21/25	TS	FAIL		COH	325 SOUTH RIVERSIDE AVENUE	CTRH HOLDINGS LLC	49478
Snow Removal Inspect	01/21/25	TS	FAIL		COH	124 MAPLE STREET	KENNEDY PAUL	49477
DRAINAGE	01/24/25	TS	PASS		COH	31A OLD POST ROAD SOUTH	BARI BSD MANAGERS LLC	49463
Snow Removal Inspect	01/27/25	TS	FAIL		COH	84 MAPLE STREET	BEYRER DANIEL J	49467
Snow Removal Inspect	01/27/25	TS	FAIL		COH	98 MAPLE STREET	HOOPER WILLIAM P	49468
Abandoned Property	01/28/25	TS	FAIL		COH	10 BAYVIEW TERRACE	EDMOND LAWRENCE	49493
SIDEWALK	01/29/25	TS	PASS		COH	358 SOUTH RIVERSIDE AVENUE	NRECA ZEF	49523
911 HOUSE NUMBER	02/25/25	TS	FAIL		COH	52 MOUNT AIRY ROAD	HOLDER DONALD S	49662

INSPECTOR TOTALS: 18 INSPECTIONS FEES: .00 PAID TO DATE: .00 UNPAID: .00

DEPARTMENT TOTALS: 189 INSPECTIONS FEES: 2,000.00 PAID TO DATE: .00 UNPAID: 2,000.00

REPORT TOTALS: 189 INSPECTIONS FEES: 2,000.00 PAID TO DATE: .00 UNPAID: 2,000.00

INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/24 to 02/28/25

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
911 HOUSE NUMBER	2	DANIEL OCONNOR, P.E., CEO	25	FAIL	24
Abandoned Property	1	JAMES FERGUSON	52	PASS	143
Complaint Investigation	1	RONALD WEGNER, P.E., CEO	94	PASS WITH CONDITIONS	22
DRAINAGE	3	THOR SNILSBERG	18		
ELECTRICAL	2				
FINAL	37				
FINAL STREET OPENING INSP	1				
FIRE SAFETY INSPECTION	42				
FIRE SAFETY REINSPECTION	10				
FOOTING	12				
FOUNDATION	2				
FOUNDATION WATERPROOFING	1				
FUEL GAS	4				
INSULATION	9				
MISC	1				
Oil Tank Abandon/Removal	9				
PROPERTY MAINTENANCE INSP	1				
ROUGH FRAMMING	14				
ROUGH PLUMBING	9				
SEWER	2				
SIDEWALK	9				
SITE WORK	1				
SLAB	2				
Snow Removal Inspection	13				
WATER DEPT OK OF NEW SERVICE	1				

TOTAL INSPECTIONS: 189

INSPECTION REPORT

ALL

INSPECTIONS PERFORMED: 12/01/24 to 02/28/25

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
911 HOUSE NUMBER	2	DANIEL OCONNOR, P.E., CEO	25	FAIL	24
Abandoned Property	1	JAMES FERGUSON	52	PASS	143
Complaint Investigation	1	RONALD WEGNER, P.E., CEO	94	PASS WITH CONDITIONS	22
DRAINAGE	3	THOR SNILSBERG	18		
ELECTRICAL	2				
FINAL	37				
FINAL STREET OPENING INSP	1				
FIRE SAFETY INSPECTION	42				
FIRE SAFETY REINSPECTION	10				
FOOTING	12				
FOUNDATION	2				
FOUNDATION WATERPROOFING	1				
FUEL GAS	4				
INSULATION	9				
MISC	1				
Oil Tank Abandon/Removal	9				
PROPERTY MAINTENANCE INSP	1				
ROUGH FRAMMING	14				
ROUGH PLUMBING	9				
SEWER	2				
SIDEWALK	9				
SITE WORK	1				
SLAB	2				
Snow Removal Inspection	13				
WATER DEPT OK OF NEW SERVICE	1				

TOTAL INSPECTIONS: 189

** END OF REPORT - Generated by Stefanie Correale **

VILLAGE OF CROTON-ON-HUDSON

ENG' DEPT PERMITS ISSUED 3RD QUARTER

Q3 (12/01/24 TO /02/28/25)

DEPARTMENT: ENGINEERING DEPARTME

PROJECT TYPE	----- ISSUED	PERMITS FROM VOIDED	12/01/24 TO EST VALUE	02/28/25 FEES	----- ISSUED	PERMITS VOIDED	YEAR TO DATE EST VALUE	----- FEES
ADDITION ALT CONVERSION (COM)								
CERTIFICATE OF OCCUPANCY-TEMP	1	0	0	100.00	1	0	0	100.00
BUILDING PERMIT COMMERCIAL	1	0	250,000	3,341.50	1	0	250,000	3,341.50
PROJECT TOTALS	2	0	250,000	3,441.50	2	0	250,000	3,441.50
ADDITION ALT CONVERSION (RES)								
BUILDING PERMIT RESIDENTIAL	12	0	1,479,119	24,811.00	12	0	1,479,119	24,811.00
BUILDING PERMIT EXTENSION 2	1	0	0	250.00	1	0	0	250.00
PLUMBING PERMIT	6	0	0	750.00	6	0	0	750.00
ZBA VARIANCE 1	2	0	0	750.00	2	0	0	750.00
CERTIFICATE OF OCCUPANCY	17	0	0	3,205.00	17	0	0	3,205.00
PROJECT TOTALS	38	0	1,479,119	29,766.00	38	0	1,479,119	29,766.00
CHANGE OF USE								
SIGN PERMIT	2	0	0	125.00	2	0	0	125.00
PROJECT TOTALS	2	0	0	125.00	2	0	0	125.00
GENERATOR INSTALLATION								
CERTIFICATE OF OCCUPANCY	1	0	0	.00	1	0	0	.00
PROJECT TOTALS	1	0	0	.00	1	0	0	.00
MIXED-USE								
DEMOLITION PERMIT	1	0	0	450.00	1	0	0	450.00
PROJECT TOTALS	1	0	0	450.00	1	0	0	450.00
NEW 5 OR MORE FAMILY								
BACKFLOW REVIEW	1	0	0	500.00	1	0	0	500.00
CERTIFICATE OF OCCUPANCY	1	0	0	500.00	1	0	0	500.00
PROJECT TOTALS	2	0	0	1,000.00	2	0	0	1,000.00
OIL TANK REMOVAL								
OIL TANK REMOVAL 2022	8	0	0	800.00	8	0	0	800.00
PROJECT TOTALS	8	0	0	800.00	8	0	0	800.00
NEW SINGLE FAMILY								
ZBA VARIANCE 1	1	0	0	275.00	1	0	0	275.00
CERTIFICATE OF OCCUPANCY	2	0	0	335.00	2	0	0	335.00
PROJECT TOTALS	3	0	0	610.00	3	0	0	610.00
SOLAR PANEL (PHOTOVOLTAIC)								
BUILDING PERMIT RESIDENTIAL	12	0	185,000	9,602.00	12	0	185,000	9,602.00
CERTIFICATE OF OCCUPANCY	14	0	0	.00	14	0	0	.00
PROJECT TOTALS	26	0	185,000	9,602.00	26	0	185,000	9,602.00

VILLAGE OF CROTON-ON-HUDSON

ENG' DEPT PERMITS ISSUED 3RD QUARTER

ADD DECK (RES)

Q3 (12/01/24 TO /02/28/25)

DEPARTMENT: ENGINEERING DEPARTME

PROJECT TYPE	ISSUED	VOIDED	PERMITS FROM 12/01/24 TO 02/28/25 EST VALUE	FEES	ISSUED	VOIDED	PERMITS YEAR TO DATE EST VALUE	FEES
CERTIFICATE OF OCCUPANCY	1	0	0	185.00	1	0	0	185.00
PROJECT TOTALS	1	0	0	185.00	1	0	0	185.00
FOIL REQUEST								
FOIL REQUEST	38	0	0	10.00	38	0	0	10.00
PROJECT TOTALS	38	0	0	10.00	38	0	0	10.00
GAS WORK (RES)								
PLUMBING PERMIT	1	0	0	125.00	1	0	0	125.00
PROJECT TOTALS	1	0	0	125.00	1	0	0	125.00
SHED								
BUILDING PERMIT RESIDENTIAL	1	0	0	185.00	1	0	0	185.00
CERTIFICATE OF OCCUPANCY	5	0	0	.00	5	0	0	.00
PROJECT TOTALS	6	0	0	185.00	6	0	0	185.00
SIGN								
SIGN PERMIT	3	0	0	300.00	3	0	0	300.00
PROJECT TOTALS	3	0	0	300.00	3	0	0	300.00
STREET OPENING PERMIT								
STREET OPENING	6	0	0	2,100.00	6	0	0	2,100.00
WASTEWATER SERVICE CONNECTION	1	0	0	200.00	1	0	0	200.00
PROJECT TOTALS	7	0	0	2,300.00	7	0	0	2,300.00
IN GROUND POOL								
CERTIFICATE OF OCCUPANCY	2	0	0	300.00	2	0	0	300.00
PROJECT TOTALS	2	0	0	300.00	2	0	0	300.00
RECORD SEARCH								
RECORD SEARCH	35	0	0	5,150.00	35	0	0	5,150.00
PROJECT TOTALS	35	0	0	5,150.00	35	0	0	5,150.00
TREE REMOVAL								
TREE REMOVAL PERMIT	6	0	0	360.00	6	0	0	360.00
PROJECT TOTALS	6	0	0	360.00	6	0	0	360.00
USE OF STREET OR SIDEWALK								
USE OF STREET OR SIDEWALK	3	0	0	.00	3	0	0	.00
PROJECT TOTALS	3	0	0	.00	3	0	0	.00

VILLAGE OF CROTON-ON-HUDSON

ENG' DEPT PERMITS ISSUED 3RD QUARTER

WATER/ SEWER SERVICE LINE

Q3 (12/01/24 TO /02/28/25)

DEPARTMENT: ENGINEERING DEPARTME

PROJECT TYPE	----- ISSUED	PERMITS VOIDED	FROM 12/01/24 EST VALUE	TO 02/28/25 FEEES	-----	PERMITS VOIDED	YEAR TO DATE EST VALUE	----- FEEES
STREET OPENING	1	0	0	200.00	1	0	0	200.00
PROJECT TOTALS	1	0	0	200.00	1	0	0	200.00
SUBDIVISION								
SUBDIVISION APPLICATION	2	0	0	7,700.00	2	0	0	7,700.00
PROJECT TOTALS	2	0	0	7,700.00	2	0	0	7,700.00
ACCESSORY APARTMENT								
BUILDING PERMIT RESIDENTIAL	1	0	300,000	4,599.00	1	0	300,000	4,599.00
PROJECT TOTALS	1	0	300,000	4,599.00	1	0	300,000	4,599.00
ZBA AREA VARIANCE								
ZBA VARIANCE 1	1	0	0	100.00	1	0	0	100.00
PROJECT TOTALS	1	0	0	100.00	1	0	0	100.00
DEPARTMENT TOTALS	190	0	2,214,119	67,308.50	190	0	2,214,119	67,308.50
REPORT TOTALS	190	0	2,214,119	67,308.50	190	0	2,214,119	67,308.50

** END OF REPORT - Generated by Stefanie Correale **

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/24 TO 02/28/25

COMPLAINT/VIOLATION TYPE	TOTAL REPORTED
ACCESSORY STRUCTURES	1
BUILDING PERMITS	1
CARBON MONOXIDE ALARM REQUIRED	1
CERTIFICATE OF OCCUPANCY	1
ELECTRICAL SYSTEM HAZARDS	1
EXCESS GARBAGE AND RUBBISH	1
EXIT SIGN ILLUMINATION	1
EXTENSION CORDS	1
GARBAGE, RUBBISH AND LITTERING	3
HANGERS AND BRACKETS	2
INSPECTION, TESTING & MAINT	3
MAINTENANCE, INSPECTION, TEST	1
MULTIPLUG ADAPTERS	1
OBSTRUCTIONS-MEANS OF EGRESS	1
PARKING OR STORAGE RESTRICTED	1
PORTABLE FIRE EXTINGUISHERS	2
REMOVAL OF DEAD OR DISEASED TR	2
RESPONSIBILITY OF PROPERTY OWN	2
RODENT HARBORAGE	1
SIDEWALKS AND DRIVEWAYS	7
SMOKE ALARMS	3
SNOW AND ICE ON SIDEWALKS	5
STAIRS DECK PORCHES BALCONY	1
UNSAFE STRUCTURES	2
VEHICLES, ABANDONED	3
Violation Type To Be Determine	1
WEEDS	2
ZONING	1
DEPARTMENT TOTALS	52
REPORT TOTALS	52

** END OF REPORT - Generated by Stefanie Corrales **

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/24 TO 02/28/25

REFERENCE	LOCATION CASE	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	COMMENT	COMPLIED
483	1 LEXINGTON DRIVE		RUDNICK DONALD 0		07/26/2023
	VIOLATION RESPONSIBILITY OF PROPERTY OWN	SEVERITY 0	AREA	COMPLY BY	COMPLIED
	§ 197-26 Failure to comply, work done by village; assessment of costs. If any such person shall fail to perform and complete such cleaning within the time specified in said notice, the village may cause such cleaning to be performed and assess the				
	COMPLAINT/VIOLATION TOTALS				.00
530	1 LEXINGTON DRIVE		RUDNICK DONALD 0		01/24/2025 02/27/2025
	VIOLATION SNOW AND ICE ON SIDEWALKS 197-15	SEVERITY 0	AREA	COMPLY BY	COMPLIED
	COMPLAINT/VIOLATION TOTALS				.00
468	10 BAYVIEW TERRACE		EDMOND LAWRENCE 0		12/28/2022 02/27/2025
	VIOLATION ACCESSORY STRUCTURES	SEVERITY 0	AREA BLGD EXT	COMPLY BY	COMPLIED
	Broken windows, unpainted surfaces, siding falling off of structure				
	GARBAGE, RUBBISH AND LITTERING	0	YARD		
	Accumulations of Rubbish				
	VEHICLES, ABANDONED	0	YARD		
	Five unregistered vehicles on property, one boat				
	COMPLAINT/VIOLATION TOTALS				.00
533	10 BAYVIEW TERRACE 23020106.02		EDMOND LAWRENCE 0		01/28/2025 02/27/2025
	VIOLATION VEHICLES, ABANDONED	SEVERITY 0	TELEPHONE AREA YARD	COMPLY BY	COMPLIED
	Ordinance 302.8 Unregistered vehicles Not more than one inoperable or unlicensed motor vehicle shall be parked, kept or stored on any premises and no vehicle shall at any time be in a state of major disassembly or disrepair.				
	COMPLAINT/VIOLATION TOTALS				.00
503	13 THOMPSON AVENUE		NOREEN WALSH 0		03/21/2024 02/27/2025
	VIOLATION UNSAFE STRUCTURES	SEVERITY 0	TELEPHONE AREA YARD	COMPLY BY	COMPLIED
	COMPLAINT/VIOLATION TOTALS				.00
505	13 THOMPSON AVENUE		NOREEN WALSH 0		03/25/2024 02/27/2025
	VIOLATION UNSAFE STRUCTURES	SEVERITY 0	AREA YARD	COMPLY BY	COMPLIED
	NYSPMC: Chapter 3 sections 301.2 Responsibility, and 302.7 Accessory Structures.				

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/24 TO 02/28/25

REFERENCE	LOCATION CASE	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	COMPLAINED
COMPLAINT/VIOLATION	COMMENT			
COMPLAINT/VIOLATION TOTALS				.00
491	2 CLEVELAND DRIVE		WILHELM FRED JR 0	12/12/2023 02/27/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
GARBAGE, RUBBISH AND LITTERING	0	YARD		
PROPERTY LITTERED WITH DEBRIT				
SIDEWALKS AND DRIVEWAYS	0	YARD		
SIDEWALK OBSTRUCTED				
WEEDS	0	YARD		
PROPERTY NOT MAINTAINED				
COMPLAINT/VIOLATION TOTALS				.00
511	2 PRICKLY PEAR HILL ROAD		ZELMAN ANDREW 0	08/19/2024 02/27/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
REMOVAL OF DEAD OR DISEASED TR	0	TREE		
Two, maybe three dead trees near the property line are dead and threaten the public street.§ 208-27Removal of dead or diseased trees; dangerous trees or tree limbs.[Amended 11-19-2018 by L.L. No. 10-2018]A. The Department shall have the right to				
COMPLAINT/VIOLATION TOTALS				.00
535	20 PROSPECT PLACE		SCAFARIA VINCENT 0	03/05/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
SIDEWALKS AND DRIVEWAYS	0			13 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
513	27 HASTINGS AVENUE		GAGE FRANKLIN L 0	09/05/2024 02/27/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
SIDEWALKS AND DRIVEWAYS	0	YARD		
It is the property owner responsibility to maintain village sidewalks abutting their property.				
COMPLAINT/VIOLATION TOTALS				.00
516	31A OLD POST ROAD SOUTH		BARI APARTMENTS LLC 0	11/15/2024
VIOLATION	SEVERITY	TELEPHONE AREA	COMPLY BY	COMPLIED
SIDEWALKS AND DRIVEWAYS	0			123 DAYS OPEN
Potholes				
COMPLAINT/VIOLATION TOTALS				.00
451	32 FARRINGTON ROAD		ZOLLER MARK 0	07/12/2022

VILLAGE OF CROTON-ON-HUDSON

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/24 TO 02/28/25

REFERENCE	LOCATION CASE	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	COMPLAINED
COMPLAINT/VIOLATION	COMMENT			
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
BUILDING PERMITS	0	BLGD EXT		980 DAYS OPEN
ADDITION TO ACCESSORY STRUCTURE WITHOUT BENEFIT OF A PERMIT				
CERTIFICATE OF OCCUPANCY	0	BLGD EXT		
ADDITIONS TO ACCESSORY STRUCTURE HAVE NO CERTIFICATE OF OCCUPANCY				
EXCESS GARBAGE AND RUBBISH	0	YARD		
CHAPTER 308.1 EXTERIOR PROPERTY AND PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE OF RUBBISH OR GARBAGE. LARGE AMOUNTS OF RUBBISH ACCUMULATED IN THIS YARD. DEFINITION RUBBISH:COMBUSTIBLE AND NONCOMBUSTIBLE WASTE MATERIALS.				
ZONING	0	YARD		
OPERATION OF BOAT YARD IN RESIDENTIAL DISTRICT. BOAT REPAIRS AND STORAGE OF EQUIPMENT IN YARD.				
COMPLAINT/VIOLATION TOTALS				.00
520	345 SOUTH RIVERSIDE AVENUE		PAPPAS FAMILY INCOME PROPERTY	11/25/2024
			0	12/04/2024
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
MAINTANENCE, INSPECTION, TEST	0	BLDG INT		
MAINTENANCE AND TESTING OUT OF DATE ON SPRINKLER, HOOD AND FIRE EXTINGUISHERS.				
SMOKE ALARMS	0	BLDG INT		
SMOKE DETECTOR FOUND OF DATE (2004) NEEDS TO BE REPLACED BY COMBINATION CO/SMOKE				
COMPLAINT/VIOLATION TOTALS				.00
522	351-353 SOUTH RIVERSIDE AVENUE		PAPPAS FAMILY INCOME PROPERTY	12/10/2024
			0	
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
CARBON MONOXIDE ALARM REQUIRED	0			98 DAYS OPEN
ELECTRICAL SYSTEM HAZARDS	0			
SMOKE ALARMS	0			
COMPLAINT/VIOLATION TOTALS				.00
529	352 SOUTH RIVERSIDE AVENUE		SPRING COME LLC	01/24/2025
			0	02/27/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
SNOW AND ICE ON SIDEWALKS	0			
COMPLAINT/VIOLATION TOTALS				.00
528	40 HIGH STREET		AMATO LANCE E	01/24/2025
			0	02/27/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
SNOW AND ICE ON SIDEWALKS	0			
Spoke to Lance. Is in Florida. Asked village to clear.				
COMPLAINT/VIOLATION TOTALS				.00
523	420 SOUTH RIVERSIDE AVENUE	TELEPHONE	420 SOUTH RIVERSIDE LLC	12/16/2024
			0	12/16/2024

VILLAGE OF CROTON-ON-HUDSON

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/24 TO 02/28/25

REFERENCE	LOCATION CASE	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	COMPLAINED
COMPLAINT/VIOLATION	COMMENT			
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
SNOW AND ICE ON SIDEWALKS	0			12/17/2024
No ice observed, temperature was increasing above freezing				
INSPECTION	INSPECTOR	REQUESTED	SCHEDULED	RESULTS
Snow Remov	DANIEL OCONNOR, P.E., CEO	12/16/24	12/16/24	PASS
				FEE AMOUNT .00
COMPLAINT/VIOLATION TOTALS				.00
525	440-460 SOUTH RIVERSIDE AVENUE		CROTON ENTERPRISES LLC	12/27/2024
		IN PERSON	0	02/26/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
EXIT SIGN ILLUMINATION	0			
EXTENSION CORDS	0			
HANGERS AND BRACKETS	0			
INSPECTION, TESTING & MAINT	0			
OSTRUCTIONS-MEANS OF EGRESS	0			
PORTABLE FIRE EXTINGUISHERS	0			
COMPLAINT/VIOLATION TOTALS				.00
514	58 BENEDICT BOULEVARD		ODABAS HALIL	10/25/2024
			0	
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
Violation Type To Be Determine	0			144 DAYS OPEN
COMPLAINT OF UNKEPT PROPERTY, UN-PERMITTED WORK AND POSSIBILITY OF SOMEONE LIVING IN BASEMENT				
STEPS	ACTION TYPE	STATUS	NOTICE	SCHEDULED
INVESTIGATE	INSPECTION	NEW		10/27/24
INSPECTION	INSPECTOR	REQUESTED	SCHEDULED	RESULTS
INITIAL INS	RONALD WEGNER, P.E., CEO	10/27/24	10/27/24	FEE AMOUNT .00
COMPLAINT/VIOLATION TOTALS				.00
487	62 MORNINGSIDE DRIVE		COTTER DANIEL T	08/31/2023
			0	02/27/2025
VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
SIDEWALKS AND DRIVEWAYS	0			
Sidewalk deteriorated, replacement required.Property Owner responsibility. Village code section 197-24				
VEHICLES, ABANDONED	0			
197-1 Riding, driving and parking on sidewalks.Ch 197: Streets and Sidewalks/Ch 197 Art I: General Use Regulations...] No p				
erson shall ride or drive any bicycle, motorcycle, automobile, trailer, or other vehicle upon any sidewalk or				
WEEDS	0			
High weeds & grasses litter property to curb. [NY] 302.4 weeds. Except as provided for in statute, local law, ordinance, or o				
ther regulations, all developed areas of apremises that are intended to be used by building occupants or the public shall be				
COMPLAINT/VIOLATION TOTALS				.00
515	62 MORNINGSIDE DRIVE		COTTER DANIEL T	11/01/2024
			0	02/27/2025

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/24 TO 02/28/25

REFERENCE	LOCATION CASE	COMMENT	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	COMPLIED
	COMPLAINT/VIOLATION	SEVERITY	AREA	COMPLY BY	COMPLIED
	VIOLATION PARKING OR STORAGE RESTRICTED 2 TRAILERS PARKED ON STREET	0			
COMPLAINT/VIOLATION TOTALS					.00
518	62 MORNINGSID DRIVE		IN PERSON	COTTER DANIEL T 0	11/18/2024 02/27/2025
	VIOLATION GARBAGE, RUBBISH AND LITTERING	SEVERITY 0	AREA	COMPLY BY	COMPLIED
COMPLAINT/VIOLATION TOTALS					.00
526	62 MORNINGSID DRIVE			COTTER DANIEL T 0	01/24/2025
	VIOLATION SIDEWALKS AND DRIVEWAYS Village Code 197-24, Sidewalk requires repair	SEVERITY 0	AREA	COMPLY BY	COMPLIED 53 DAYS OPEN
COMPLAINT/VIOLATION TOTALS					.00
531	7 LEXINGTON DRIVE			BEREISHIS PROPERTIES LLC 0	01/24/2025 02/27/2025
	VIOLATION SNOW AND ICE ON SIDEWALKS	SEVERITY 0	AREA	COMPLY BY	COMPLIED
COMPLAINT/VIOLATION TOTALS					.00
473	7 OBSERVATORY DRIVE			GLENN E SIMPSON 0	04/11/2023
	VIOLATION RESPONSIBILITY OF PROPERTY OWN Village of Croton Code Chapter 197-24: Responsibility of every owner, lessee, occupant or person in possession of any lot or parcel of land in the Village of Croton on Hudson to maintain at his own expense any public sidewalk.	SEVERITY 0	AREA	COMPLY BY	COMPLIED 707 DAYS OPEN
COMPLAINT/VIOLATION TOTALS					.00
521	7 OLD POST ROAD SOUTH		IN PERSON	FRANZOSO MARK A 0	12/06/2024
	VIOLATION INSPECTION, TESTING & MAINT PORTABLE FIRE EXTINGUISHERS SMOKE ALARMS	SEVERITY 0 0 0	AREA	COMPLY BY	COMPLIED 102 DAYS OPEN
COMPLAINT/VIOLATION TOTALS					.00
534	73 BENEDICT BOULEVARD		IN PERSON	JLF REALTY OF CROTON INC 0	02/12/2025 02/27/2025

VILLAGE OF CROTON-ON-HUDSON

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/24 TO 02/28/25

REFERENCE	LOCATION CASE	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	COMPLAINT/VIOLATION	COMMENT	COMPLY BY	COMPLIED	CREATED COMPLIED
				VIOLATION	SEVERITY			
				HANGERS AND BRACKETS	0			
				INSPECTION, TESTING & MAINT	0			
				MULTIPLUG ADAPTERS	0			
COMPLAINT/VIOLATION TOTALS								.00
517	80 HALF MOON BAY DRIVE		VILLAGE OF CROTON ON HUDSON					11/15/2024
			0					
				VIOLATION	SEVERITY			
				STAIRS DECK PORCHES BALCONY	0			
				RESPONSIBILITY OF HOMEOWNERS ASSOCIATION/MANAGEMENT				123 DAYS OPEN
COMPLAINT/VIOLATION TOTALS								.00
504	82 HASTINGS AVENUE		SMITH STEPHEN					03/21/2024
			0					02/27/2025
				VIOLATION	SEVERITY			
				RODENT HARBORAGE	0			
				SECTION 309 PEST ELIMINATION	309.1 Infestation. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to humans.			
COMPLAINT/VIOLATION TOTALS								.00
527	82 HASTINGS AVENUE		QUIZHPI JORGE M					01/24/2025
			0					02/27/2025
				VIOLATION	SEVERITY			
				SIDEWALKS AND DRIVEWAYS	0			
				Village Code 197-24, sidewalk needs repair.				
COMPLAINT/VIOLATION TOTALS								.00
507	OLD POST ROAD NORTH		PEREZ MARCUS					04/10/2024
			0					02/27/2025
				VIOLATION	SEVERITY			
				REMOVAL OF DEAD OR DISEASED TR	0			
				§ 208-27 Removal of dead or diseased trees; dangerous trees or tree limbs. [Amended 11-19-2018 by L.L. No. 10-2018] A. The Department shall have the right to cause the removal of any dead or diseased trees on private property within the Village when				
COMPLAINT/VIOLATION TOTALS								.00
DEPARTMENT TOTALS			31 COMPLAINTS/VIOLATIONS					.00
COMPLAINT/VIOLATION ACTIVITY 12/01/24-02/28/25:			12 CREATED	21 COMPLIED				
REPORT TOTALS			31 COMPLAINTS/VIOLATIONS					.00
COMPLAINT/VIOLATION ACTIVITY 12/01/24-02/28/25:			12 CREATED	21 COMPLIED				

** END OF REPORT - Generated by Stefanie Correale **