

RESOLUTION

WHEREAS, on June 11, 2025, the Planning Board of the Village of Croton-on-Hudson, New York, considered the application from **John Nikitopoulos** for an accessory apartment permit on the property located at **14 Park Trail** and designated on the Tax Maps as Section 68.17 Block 1 Lot 21; and

WHEREAS, the applicant has submitted the required documentation (application and floor plans) for the said accessory apartment; and

WHEREAS, notification to neighbors within 100 feet of said property has been duly executed; and

WHEREAS, **John Nikitopoulos** is the owner and primary occupant of the single-family dwelling in which the accessory apartment is proposed; and

WHEREAS, the accessory apartment meets the required number of off-street parking spaces; and

WHEREAS, the accessory apartment of **852 +/-** square feet and is 6.5% more than the required maximum 800 square feet, but only 35% of the floor area.

NOW THEREFORE BE IT RESOLVED, that the Planning Board approves the application submitted by **John Nikitopoulos** for the accessory apartment as shown on the floor plans prepared for this application, submitted June 11, 2025, and subject to Section 230-41 of the Village Code and the following conditions:

1. Upon a change in ownership, should the new owner desire to continue the accessory apartment or accessory cottage use, the new owner shall provide notification to the Building Department confirming the new owner will reside in the premises as required and that they are aware of the laws regarding accessory apartments and accessory cottages and will remain in compliance. Such notice shall be provided within 90 days of the change of ownership. Failure to timely file will result in a revocation of the accessory apartment or accessory cottage approval and the new owner will have to make a new application.
2. That, the applicant applies to the Building Department for a building permit and Certificate of Occupancy for the accessory apartment.

The Planning Board of the Village of Croton-on-Hudson

Robert Luntz, Chairman
John Ghegan
Geoffrey Haynes (Absent)
Steve Krisky
Eva Thaddeus

made a motion to approve the application from John Nikitopoulos for an accessory apartment at 14 Park Trail, seconded by , and the motion carried, - .