



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

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01/21/2026

43 Riverview Trail– Engineering Department Memo to Planning Board

The applicant appears before the Planning Board seeking Accessory Apartment Approval for the construction of a new detached, modular accessory cottage. Prior to this application, the applicant obtained three (3) variances from the Zoning Board of Appeals, including: a 3’-3” height variance pursuant to §230-40A(1)(a); approval for an accessory building located closer to the street than the principal structure pursuant to §230-40B; and a variance permitting the access to be visible from the street pursuant to §230-41G.

An existing dilapidated cottage currently located on the property will be removed. The proposed 750-square-foot cottage is slightly larger than the existing structure but remains compliant with the maximum 800-square-foot size limitation for accessory apartments/cottages.

The applicant proposes to reuse the existing water and sewer services that previously served the cottage. In addition, two (2) new off-street parking spaces will be provided within a gravel parking area. Temporary erosion and sediment control measures will be installed during construction in accordance with the Site Plan.

The proposed living arrangement consists of the homeowner of 43 Riverview Trail continuing to reside in the principal dwelling, with her daughter occupying the accessory cottage. This arrangement is consistent with the Village’s Accessory Dwelling Unit provisions as set forth in §230-41D.

Thank you,

Vincent Salanitro, P.E.
Village Engineer