



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code

Kenneth W. Jenkins
Westchester County Executive

March 11, 2026

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-26-002 – Affordable Housing Occupational Preferences
Zoning Text Amendment**

Dear Ms. DiSanto:

The Westchester County Planning Board has received an amendment to the text of the Croton-on-Hudson Zoning Ordinance to include occupational preferences within the Village’s affordable housing provisions. Under the proposed amendments, prospective residents who are veterans, or who work in the emergency services or medical services industries, would be given preference in affordable housing allocation.

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. While the County Planning Board generally opposes preferences within affordable housing allocations, we understand the need for municipalities to provide affordable housing for emergency and other specific workers that would most benefit from residency near to their place of employment. As such, we recommend that the Village conduct careful study to ensure affordable housing is affirmatively and fairly distributed amongst these employment categories, and that the reasoning behind these preferences is documented and maintained. Adverse effects of these preferences to the provision of affordable housing to all potential residents should be mitigated. The County is undergoing its own considerations of occupational preferences, and further information will be provided as to any change in County policy.

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

Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

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