



**Planning Board**

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

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TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Luntz, Planning Board

RE: Recommendation to Village Board regarding Local Law Introductory 3 of 2026, the EAF and CAF to amend Chapter 230, Zoning, of the Code of the Village of Croton-on-Hudson to amend provisions relating to Affordable Housing to allow for certain occupational preferences.

DATE: Feb. 26, 2026

At its regularly scheduled meeting on Feb. 24, 2026, the Planning Board reviewed the referral from the Village Board regarding Local Law Introductory 3 of 2026.

The Planning Board reviewed the 27-page local law as well as a summary of the changes that are particularly relevant to this board.

The Planning Board requested clarification as to whether Metro North would be required to apply for special permits. The Planning Board also requested to know the number of existing special permits that will require renewals and an average of how many special permit applications to expect to review each year.

On page 14, Section B, number 4 (d) the Planning Board would like to update the language to give the Planning Board the authority to increase *or decrease* parking requirements in all zoning districts, and would like, overall to have more flexibility in parking requirements in all Zoning Districts.

The Planning Board noted that there needed to be a correction on page 22, Section 36 in the final version to say special permit applications will be *distributed* to the Village Board by the Engineering Office, not *referred* to the Village Board.

As there is no other action required, the Planning Board recommends adoption of the local law with the above recommendations taken into consideration.