



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

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street

Mayor
Brian Pugh

Trustees
Nora M. Nicholson
Stacey Nachatler
Len Simon
Maria F. Slippen

Village Manager
Bryan Healy

Village Clerk
Paula DiSanto

Village Treasurer
Genette Toone

Village Engineer/Building Inspector
Vincent Salanitro, P.E.

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

Assistant Building Insepctor
Danalys Nazario

Fire Inspector
James Ferguson

TO: Mayor Brian Pugh and the Village Board of Trustees

CC: Bryan Healy, Village Manager

FROM: Vincent Salanitro, P.E.
Village Engineer

DATE: March 23, 2026

**RE: QUARTERLY REPORT FOR DECEMBER, JANUARY, FEBRUARY 2026
VILLAGE ENGINEER'S OFFICE**

The Quarterly Engineer's Report for **December 1, 2025 through February 28, 2026** 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, 2025 through February 28, 2026** include:

Highlights of the 3rd Quarterly Report of FY 2025-2026 include:

- Building Permits Issued: **22** (15-Residential; 5 -Solar; 1-Generator; 1-Acc Apt).
- Plumbing Permits Issued: **11**
- Certificates of Occupancy Issued: **34** (24-Residential; 2-Commercial; -8 Solar)
- Street Opening Permits: **14**
- Inspections Performed (except fire): **56**
- Fire Inspections Performed: **56**
- Completed FOIL Requests: **53**
- Completed Record Searches: **15**
- Planning Board Meetings: **3**
- Zoning Board Meetings: **3**

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: 12/01/25 to 02/28/26

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
FIRE SAFETY	INSPECTI	12/01/25	JF	PASS	COH		4 PALMER AVENUE	MONROE APRIL	52169	
FIRE SAFETY	INSPECTI	12/03/25	JF	PASS	COH		352 SOUTH RIVERSIDE AVENUE	SPRING COME LLC	52173	
FIRE SAFETY	INSPECTI	12/03/25	JF	PASS	COH		31 GLENGARY ROAD	TEMPLE ISRAEL OF NORTHE	52174	
FIRE SAFETY	INSPECTI	12/03/25	JF	PASS	COH		41 NORTH RIVERSIDE AVENUE	M&D 41 PROPERTIES LLC	52175	
FIRE SAFETY	INSPECTI	12/04/25	JF	PASS	COH		420 SOUTH RIVERSIDE AVENUE	420 SOUTH RIVERSIDE LLC	52190	
FIRE SAFETY	INSPECTI	12/08/25	JF	FAIL	COH		2-4 CROTON POINT AVENUE	CROTON POINT HOLDINGS L	52212	
FIRE SAFETY	INSPECTI	12/08/25	JF	PASS	COH		2-4 CROTON POINT AVENUE	CROTON POINT HOLDINGS L	52214	
FIRE SAFETY	INSPECTI	12/09/25	JF	PASS	COH		45 NORTH RIVERSIDE AVENUE	T G L REALTY CO INC	52235	
FIRE SAFETY	INSPECTI	12/10/25	JF	PASS	COH		8 BANK STREET	8 RIVER REALTY LLC	52242	
FIRE SAFETY	INSPECTI	12/16/25	JF	PASS	COH		41 GRAND STREET	SCI NJ FUNERAL SERVICES	52278	
FIRE SAFETY	INSPECTI	12/16/25	JF	PASC	COH		30 WAYNE STREET	VILLAGE OF CROTON ON HU	52286	
FIRE SAFETY	INSPECTI	12/18/25	JF	PASS	COH		36 ONEIDA AVENUE	BRONX WEST ROCK FUND I	52306	
FIRE SAFETY	INSPECTI	12/18/25	JF	PASS	COH		36 ONEIDA AVENUE	BRONX WEST ROCK FUND I	52307	
FIRE SAFETY	INSPECTI	12/18/25	JF	PASS	COH		36 ONEIDA AVENUE	BRONX WEST ROCK FUND I	52308	
FIRE SAFETY	INSPECTI	12/18/25	JF	PASS	COH		36 ONEIDA AVENUE	BRONX WEST ROCK FUND I	52309	
FIRE SAFETY	INSPECTI	12/29/25	JF	PASS	COH		22 BROOK STREET	MCALLISTER CONNELL	52347	
FIRE SAFETY	INSPECTI	12/30/25	JF	PASS	COH		440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	52349	
FIRE SAFETY	REINSPEC	12/30/25	JF	PASS	COH		18 VAN WYCK STREET	CORTLANDT MUSICAL ENTER	52350	
FIRE SAFETY	INSPECTI	01/05/26	JF	PASS	COH		227 GRAND STREET	MASELLI ENRICO P	52352	
FIRE SAFETY	INSPECTI	01/05/26	JF	PASS	COH		84 BENEDICT BOULEVARD	MASELLI PETER	52353	
FIRE SAFETY	INSPECTI	01/12/26	JF	PASS	COH		6 HARRISON STREET	JPV RIVERSIDE LLC	52358	
FIRE SAFETY	INSPECTI	01/13/26	JF	PASC	COH		68 TRUESDALE DRIVE	KANE CHARLES	52364	
FIRE SAFETY	REINSPEC	01/13/26	JF	PASC	COH		68 TRUESDALE DRIVE	KANE CHARLES	52365	
FIRE SAFETY	REINSPEC	01/14/26	JF	FAIL	COH		7 OLD POST ROAD SOUTH	FRANZOSO MARK A	52369	
FIRE SAFETY	INSPECTI	01/15/26	JF	PASC	COH		101 BENEDICT BOULEVARD	BENEDICT 101 LLC	52371	
FIRE SAFETY	INSPECTI	01/15/26	JF	PASS	COH		379 SOUTH RIVERSIDE AVENUE	SOUTH RIVERSIDE CROTON	52372	
FIRE SAFETY	INSPECTI	01/20/26	JF	PASS	COH		440-460 SOUTH RIVERSIDE AVENUE	CROTON ENTERPRISES LLC	52373	
FIRE SAFETY	INSPECTI	01/20/26	JF	PASS	COH		2-12 MAPLE STREET	LAKOMATA REALTY CO LLC	52374	
FIRE SAFETY	INSPECTI	01/20/26	JF	PASC	COH		50-64 MAPLE STREET	CROTON VIEW PROPERTIES	52379	
FIRE SAFETY	INSPECTI	01/21/26	JF	FAIL	COH		171-187 SOUTH RIVERSIDE AVENUE	MAPLEBY LLC	52381	
FIRE SAFETY	INSPECTI	01/21/26	JF	PASS	COH		140 GRAND STREET	PAUTA PEDRO N	52384	
FIRE SAFETY	INSPECTI	01/28/26	JF	PASS	COH		124 MAPLE STREET	KENNEDY PAUL	52407	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASS	COH		17 OLD POST ROAD SOUTH	ASBURY METHODIST CHURCH	52409	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASC	COH		94 GRAND STREET	CIPES STEPHEN R	52426	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASC	COH		94 GRAND STREET	CIPES STEPHEN R	52428	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASC	COH		94 GRAND STREET	CIPES STEPHEN R	52429	
FIRE SAFETY	INSPECTI	01/29/26	JF	FAIL	COH		94 GRAND STREET	CIPES STEPHEN R	52430	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASC	COH		94 GRAND STREET	CIPES STEPHEN R	52432	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASS	COH		94 GRAND STREET	CIPES STEPHEN R	52433	
FIRE SAFETY	INSPECTI	01/29/26	JF	FAIL	COH		94 GRAND STREET	CIPES STEPHEN R	52434	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASS	COH		94 GRAND STREET	CIPES STEPHEN R	52436	
FIRE SAFETY	INSPECTI	01/29/26	JF	FAIL	COH		94 GRAND STREET	CIPES STEPHEN R	52437	
FIRE SAFETY	INSPECTI	01/29/26	JF	PASC	COH		94 GRAND STREET	CIPES STEPHEN R	52439	
FIRE SAFETY	INSPECTI	01/30/26	JF	PASC	COH		94 GRAND STREET	CIPES STEPHEN R	52424	
FIRE SAFETY	INSPECTI	01/30/26	JF	FAIL	COH		94 GRAND STREET	CIPES STEPHEN R	52425	
FIRE SAFETY	REINSPEC	02/04/26	JF	PASS	COH		171-187 SOUTH RIVERSIDE AVENUE	MAPLEBY LLC	52455	
FIRE SAFETY	REINSPEC	02/05/26	JF	FAIL	COH		31A OLD POST ROAD SOUTH	BARI BSD MANAGERS LLC	52469	
FIRE SAFETY	REINSPEC	02/05/26	JF	FAIL	COH		31A OLD POST ROAD SOUTH	BARI BSD MANAGERS LLC	52468	
FIRE SAFETY	INSPECTI	02/09/26	JF	PASS	COH		1280 ALBANY POST ROAD	SKY VIEW REHABILITATION	52471	
FIRE SAFETY	INSPECTI	02/09/26	JF	PASC	COH		173 GRAND STREET	DIZAN INC	52476	
FIRE SAFETY	INSPECTI	02/10/26	JF	PASS	COH		113 BENEDICT BOULEVARD	WALSH CHRISTOPHER	52473	
FIRE SAFETY	INSPECTI	02/17/26	JF	PASS	COH		118 MAPLE STREET	PALMIETTO DENISE	52510	

VILLAGE OF CROTON-ON-HUDSON



INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/25 to 02/28/26

INSPECTION	DATE	BY	RSLT	PROJECT	CITY AREA	LOCATION	OWNER	INSP ID	T
FIRE SAFETY INSPECTI	02/17/26	JF	PASS		COH	1392 ALBANY POST ROAD	MATRA GROUP LLC	52525	
MISC	02/18/26	JF	FAIL		COH	105-107 MAPLE STREET	MAPLE 2023 LLC	52556	
FIRE SAFETY INSPECTI	02/25/26	JF	PASS		COH	35 SOUTH RIVERSIDE AVENUE	HUDSON VALLEY HOSPITAL	52603	
FIRE SAFETY INSPECTI	02/27/26	JF	PASC		COH	7 OLD POST ROAD SOUTH	FRANZOSO MARK A	52609	
INSPECTOR TOTALS:		56	INSPECTIONS	FEES:	4,745.00	PAID TO DATE:	.00	UNPAID:	4,745.00
FINAL	12/02/25	RW	PASS	SOLAR	COH	68 IRVING AVENUE	BANAJA HATIM D	51694	A
FINAL	12/02/25	RW	PASS	ST LINE	COH	76 YOUNG AVENUE	GOLDMAN DAVID	50905	A
Oil Tank Abandon/Rem	12/03/25	RW	FAIL	OIL TANK	COH	52 FARRINGTON ROAD	LOWELL DAVID	52172	A
Oil Tank Abandon/Rem	12/03/25	RW	PASS	OIL TANK	COH	24 RIVERVIEW TRAIL	MICHAEL SANDRA MANN	52087	A
ROUGH FRAMMING	12/03/25	RW	PASS	ADDITION R	COH	8 OBSERVATORY DRIVE	REISNER CARL	50195	A
ROUGH PLUMBING	12/03/25	RW	PASS	ADDITION R	COH	8 OBSERVATORY DRIVE	REISNER CARL	50196	A
INSULATION	12/05/25	RW	PASS	MIXED-USE	COH	352 SOUTH RIVERSIDE AVENUE	SPRING COME LLC	52346	A
SIDEWALK	12/08/25	RW	FAIL		COH	102 MAPLE STREET	VERGARA DAVID	52243	
FUEL GAS	12/09/25	RW	PASS	GAS WORK	COH	192 GRAND STREET	NUNEZ NICHOLAS	52216	A
DRAINAGE	12/10/25	RW	PASS	IN POOL	COH	8 O'RILEY COURT	HABIB CAITLIN M	50773	A
TREE FINAL	12/10/25	RW	PASS	TREE REMOV	COH	27 LOWER NORTH HIGHLAND PLAC	ABBATIELLO BENJAMIN	49821	A
FINAL	12/10/25	RW	PASS	ADDITION R	COH	1200 HALF MOON BAY DRIVE	LEERHSEN DEBORAH A	52288	A
FINAL	12/12/25	RW	PASS	SOLAR	COH	161 MAPLE STREET	KRATCHMAN STEVEN B	51189	A
FINAL	12/12/25	RW	PASS	ST LINE	COH	54 BEEKMAN AVENUE	FORTH JARED J	50305	A
Complaint Investigat	12/16/25	RW	PASS		COH	135 OLD POST ROAD NORTH	MOSS PATRICIA QUINN	52282	
STRUCTURE SETBACKS	12/16/25	RW	PASS	SHED	COH	61 EMERSON AVENUE	JOHN MCANDREW	47679	A
INSULATION	12/29/25	RW	PASS	ADDITION R	COH	8 OBSERVATORY DRIVE	REISNER CARL	50197	A
FINAL	01/05/26	RW	PASS	ADDITION R	COH	35 SUNSET DRIVE	FREEDMAN MARCY B	51017	A
FUEL GAS	01/06/26	RW	PASS	ADDITION R	COH	52 MOUNT AIRY ROAD	BROADWAY 311 LLC	52355	A
ROUGH PLUMBING	01/06/26	RW	PASS	ADDITION R	COH	52 MOUNT AIRY ROAD	BROADWAY 311 LLC	51080	A
ROUGH FRAMMING	01/06/26	RW	PASS	ADDITION R	COH	52 MOUNT AIRY ROAD	BROADWAY 311 LLC	51079	A
FINAL	01/08/26	RW	PASS	SOLAR	COH	103 BROOK STREET	MEYER CHRISTIAN	51808	A
FINAL	01/09/26	RW	PASS	ADDITION R	COH	40 MOUNT AIRY ROAD	KLEINMAN NOMI	49677	A
FINAL	01/13/26	RW	PASS	ADDITION R	COH	65 ROUNTNOR AVENUE	BASESCU NEIL	51035	A
FINAL	01/13/26	RW	PASS	WOOD STOVE	COH	6 MOUNTAIN TRAIL	ROTHOLZ ANNA	52059	A
FINAL	01/16/26	RW	PASS	ADDITION R	COH	33 PARK TRAIL	PERROTTA DAVID	47839	A
FOOTING	01/20/26	RW	PASS	ADDITION R	COH	29 OLCOTT AVENUE	DANIELS GARRETT	52028	A
FINAL	01/21/26	RW	PASS	ADDITION C	COH	1 NILES ROAD	AMELIA JT LLC	46625	A
Oil Tank Abandon/Rem	01/23/26	RW	PASS	OIL TANK	COH	20 MICHAELS LANE	GARFINKEL AMANDA	52386	A
FINAL	01/23/26	RW	PASS	SOLAR	COH	109 YOUNG AVENUE	MOSKOWITZ CLARA K	49216	A
FINAL	01/28/26	RW	FAIL	ADDITION R	COH	111 MAPLE STREET	40225 ** UNKNOWN	42303	A
FINAL	01/28/26	RW	PASS	SOLAR	COH	90 GRAND STREET	NAKAMURA MOTOMICHI	49149	A
FINAL	01/29/26	RW	PASS	SOLAR	COH	2 ARROWCREST DRIVE	STANAWAY SIMON	52082	A
FINAL	01/30/26	RW	PASS	SOLAR	COH	38 WELLS AVENUE	DISISTO SILVIO J	49618	A
FUEL GAS	01/30/26	RW	PASS	GAS WORK	COH	81 NORTH RIVERSIDE AVENUE	VILLAGE OF CROTON ON HU	52404	A
FINAL	02/03/26	RW	PASS	SOLAR	COH	29 BEEKMAN AVENUE	CHEN DANIEL	49284	A
ROUGH FRAMMING	02/06/26	RW	PASS	ADDITION R	COH	29 OLCOTT AVENUE	DANIELS GARRETT	52035	A
FINAL	02/10/26	RW	PASC	ADDITION R	COH	208 HALF MOON BAY DRIVE	THOMAS A SOBOLIK	50370	A
FUEL GAS	02/10/26	RW	PASS	WOOD STOVE	COH	49 VAN WYCK STREET	DUGGAN RICHARD W	52491	A
FINAL	02/10/26	RW	PASS	WOOD STOVE	COH	49 VAN WYCK STREET	DUGGAN RICHARD W	52492	A
UNDERGROND PLUMBING	02/13/26	RW	PASS	ADDITION R	COH	4 DEVON AVE	TEXIN LINNEA M	51877	A
ROUGH FRAMMING	02/13/26	RW	PASS	ADDITION R	COH	4 DEVON AVE	TEXIN LINNEA M	51879	A
ROUGH FRAMMING	02/13/26	RW	PASS	NEW SINGLE	COH	GRAND STREET	BROOK ST COMMERCIAL LLC	49534	A
ROUGH PLUMBING	02/13/26	RW	PASS	NEW SINGLE	COH	GRAND STREET	BROOK ST COMMERCIAL LLC	49535	A
FINAL	02/17/26	RW	PASS	ADDITION R	COH	94 HASTINGS AVENUE	BRECHER SCOTT	52524	A

INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/25 to 02/28/26

INSPECTION	DATE	BY	RSLT	PROJECT	CITY	AREA	LOCATION	OWNER	INSP ID	T
FINAL	02/18/26	RW	PASS	ADDITION	R	COH	10 PARK AVENUE	LEVEY JAMES	52555	A
INSULATION	02/18/26	RW	PASS	ADDITION	R	COH	4 DEVON AVE	TEXIN LINNEA M	51881	A
ROUGH PLUMBING	02/20/26	RW	PASS	ADDITION	R	COH	29 OLCOTT AVENUE	DANIELS GARRETT	52036	A
INSULATION	02/27/26	RW	PASS	ADDITION	R	COH	29 OLCOTT AVENUE	DANIELS GARRETT	52037	A
FINAL	02/27/26	RW	PASS	GENERATOR	COH		33 NORDICA DRIVE	BOURDON JAMES	49686	A
ROUGH FRAMMING	02/27/26	RW	PASS	ADDITION	R	COH	8 NEWTON COURT	ROBINSON MATTHEW	51750	A
INSPECTOR TOTALS:		51	INSPECTIONS		FEES:	.00	PAID TO DATE:	.00	UNPAID:	.00
FINAL	12/15/25	VS	PASS	SHED	COH		41 VAN WYCK STREET	COXEN ROBERT F	47107	A
ROUGH FRAMMING	01/12/26	VS	PASS	SOLAR	COH		1 MUNICIPAL PLACE	ONE MUNICIPAL PLACE LLC	47797	A
FINAL	01/12/26	VS	FAIL	SOLAR	COH		1 MUNICIPAL PLACE	ONE MUNICIPAL PLACE LLC	47799	A
FOOTING	01/15/26	VS	PASS	ADDITION	R	COH	8 COOK LANE	KHALEELI HOUMAN	52195	A
FOOTING	01/16/26	VS	FAIL	ADDITION	R	COH	39 WELLS AVENUE	FEIGENBAUM PETER	52091	A
INSPECTOR TOTALS:		5	INSPECTIONS		FEES:	.00	PAID TO DATE:	.00	UNPAID:	.00
DEPARTMENT TOTALS:		112	INSPECTIONS		FEES:	4,745.00	PAID TO DATE:	.00	UNPAID:	4,745.00
REPORT TOTALS:		112	INSPECTIONS		FEES:	4,745.00	PAID TO DATE:	.00	UNPAID:	4,745.00

INSPECTION REPORT

ENGINEERING DEPARTMENT

INSPECTIONS PERFORMED: 12/01/25 to 02/28/26

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
Complaint Investigation	1	JAMES FERGUSON	56	FAIL	15
DRAINAGE	1	RONALD WEGNER, P.E., CEO	51	PASS	83
FINAL	25	VINCENT SALANITRO, P.E., CEO	5	PASS WITH CONDITIONS	14
FIRE SAFETY INSPECTION	24				
FIRE SAFETY INSPECTION-MULTI_F	25				
FIRE SAFETY REINSPECTION	6				
FOOTING	3				
FUEL GAS	4				
INSULATION	4				
MISC	1				
Oil Tank Abandon/Removal	3				
ROUGH FRAMMING	7				
ROUGH PLUMBING	4				
SIDEWALK	1				
STRUCTURE SETBACKS	1				
TREE FINAL	1				
UNDERGROND PLUMBING	1				

TOTAL INSPECTIONS: 112

INSPECTION REPORT

ALL

INSPECTIONS PERFORMED: 12/01/25 to 02/28/26

INSPECTION TYPE SUMMARY	COUNT	INSPECTOR SUMMARY	COUNT	RESULT SUMMARY	COUNT
Complaint Investigation	1	JAMES FERGUSON	56	FAIL	15
DRAINAGE	1	RONALD WEGNER, P.E., CEO	51	PASS	83
FINAL	25	VINCENT SALANITRO, P.E., CEO	5	PASS WITH CONDITIONS	14
FIRE SAFETY INSPECTION	24				
FIRE SAFETY INSPECTION-MULTI_F	25				
FIRE SAFETY REINSPECTION	6				
FOOTING	3				
FUEL GAS	4				
INSULATION	4				
MISC	1				
Oil Tank Abandon/Removal	3				
ROUGH FRAMMING	7				
ROUGH PLUMBING	4				
SIDEWALK	1				
STRUCTURE SETBACKS	1				
TREE FINAL	1				
UNDERGROND PLUMBING	1				

TOTAL INSPECTIONS: 112

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

VILLAGE OF CROTON-ON-HUDSON



ENG'G DEPT 3RD QTR REPORTY FY 2025-26

(12/01/25 TO 02/28/26)

DEPARTMENT: ENGINEERING DEPARTME

PROJECT TYPE	----- PERMITS FROM 12/01/25 TO 02/28/26 -----				----- PERMITS YEAR TO DATE -----			
	ISSUED	VOIDED	EST VALUE	FEES	ISSUED	VOIDED	EST VALUE	FEES
ADDITION ALT CONVERSION (COM)								
CERTIFICATE OF OCCUPANCY-TEMP	1	0	0	.00	1	0	0	.00
CERTIFICATE OF OCCUPANCY	1	0	0	190.00	1	0	0	190.00
PROJECT TOTALS	2	0	0	190.00	2	0	0	190.00
ADDITION ALT CONVERSION (RES)								
BUILDING PERMIT RESIDENTIAL	12	0	1,652,706	26,597.00	12	0	1,652,706	26,597.00
PLUMBING PERMIT	4	0	0	700.00	4	0	0	700.00
PLUMBING PERMIT #2	1	0	0	100.00	1	0	0	100.00
ZBA VARIANCE 1	2	0	0	750.00	2	0	0	750.00
ZBA VARIANCE 2	1	0	0	.00	1	0	0	.00
CERTIFICATE OF OCCUPANCY	15	0	0	2,810.00	15	0	0	2,810.00
PROJECT TOTALS	35	0	1,652,706	30,957.00	35	0	1,652,706	30,957.00
GENERATOR INSTALLATION								
GENERATOR INSTALLATION	1	0	0	225.00	1	0	0	225.00
PROJECT TOTALS	1	0	0	225.00	1	0	0	225.00
OIL TANK REMOVAL								
OIL TANK REMOVAL 2022	5	0	0	625.00	5	0	0	625.00
PROJECT TOTALS	5	0	0	625.00	5	0	0	625.00
NEW TWO FAMILY								
CERTIFICATE OF OCCUPANCY	1	0	0	190.00	1	0	0	190.00
PROJECT TOTALS	1	0	0	190.00	1	0	0	190.00
SOLAR PANEL (PHOTOVOLTAIC)								
BUILDING PERMIT RESIDENTIAL	4	0	0	2,475.00	4	0	0	2,475.00
BUILDING PERMIT EXTENSION 2	1	0	0	350.00	1	0	0	350.00
CERTIFICATE OF OCCUPANCY	8	0	0	.00	8	0	0	.00
PROJECT TOTALS	13	0	0	2,825.00	13	0	0	2,825.00
SPA/HOT TUB								
CERTIFICATE OF OCCUPANCY	1	0	0	.00	1	0	0	.00
PROJECT TOTALS	1	0	0	.00	1	0	0	.00
ADD DECK (RES)								
CERTIFICATE OF OCCUPANCY	1	0	0	190.00	1	0	0	190.00
PROJECT TOTALS	1	0	0	190.00	1	0	0	190.00
FIRE HYDRANT USE								
FIRE HYDRANT USE	1	0	0	6,000.00	1	0	0	6,000.00
PROJECT TOTALS	1	0	0	6,000.00	1	0	0	6,000.00

VILLAGE OF CROTON-ON-HUDSON



ENG'G DEPT 3RD QTR REPORTY FY 2025-26

ADD FIRE PLACE

(12/01/25 TO 02/28/26)

DEPARTMENT: ENGINEERING DEPARTME

PROJECT TYPE	PERMITS FROM 12/01/25 TO 02/28/26				PERMITS YEAR TO DATE			
	ISSUED	VOIDED	EST VALUE	FEES	ISSUED	VOIDED	EST VALUE	FEES
BUILDING PERMIT RESIDENTIAL	1	0	0	275.00	1	0	0	275.00
PROJECT TOTALS	1	0	0	275.00	1	0	0	275.00
FOIL REQUEST	53	0	0	3.25	53	0	0	3.25
PROJECT TOTALS	53	0	0	3.25	53	0	0	3.25
GAS WORK (COM)								
PLUMBING PERMIT	1	0	0	.00	1	0	0	.00
PROJECT TOTALS	1	0	0	.00	1	0	0	.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
PLUMBING PERMIT	2	0	0	350.00	2	0	0	350.00
PROJECT TOTALS	2	0	0	350.00	2	0	0	350.00
SHED								
CERTIFICATE OF OCCUPANCY	2	0	0	.00	2	0	0	.00
PROJECT TOTALS	2	0	0	.00	2	0	0	.00
SIGN								
SIGN PERMIT	3	0	0	350.00	3	0	0	350.00
PROJECT TOTALS	3	0	0	350.00	3	0	0	350.00
STREET OPENING PERMIT								
STREET OPENING	14	0	0	5,250.00	14	0	0	5,250.00
PROJECT TOTALS	14	0	0	5,250.00	14	0	0	5,250.00
IN GROUND POOL								
BUILDING PERMIT RESIDENTIAL	1	0	302,000	4,625.00	1	0	302,000	4,625.00
PLUMBING PERMIT #2	1	0	0	.00	1	0	0	.00
PROJECT TOTALS	2	0	302,000	4,625.00	2	0	302,000	4,625.00
RECORD SEARCH								
RECORD SEARCH	15	0	0	2,625.00	15	0	0	2,625.00
PROJECT TOTALS	15	0	0	2,625.00	15	0	0	2,625.00
TREE REMOVAL								
TREE REMOVAL PERMIT	6	0	0	1,060.00	6	0	0	1,060.00

VILLAGE OF CROTON-ON-HUDSON



ENG'G DEPT 3RD QTR REPORTY FY 2025-26

PROJECT TOTALS 6 0 0 1,060.00 6 0 0 1,060.00

(12/01/25 TO 02/28/26)

DEPARTMENT: ENGINEERING DEPARTME

PROJECT TYPE	----- ISSUED	PERMITS VOIDED	FROM 12/01/25 EST VALUE	TO 02/28/26 ----- FEES	----- ISSUED	PERMITS VOIDED	YEAR TO DATE EST VALUE	----- FEES
USE OF STREET OR SIDEWALK								
USE OF STREET OR SIDEWALK	1	0	0	.00	1	0	0	.00
PROJECT TOTALS	1	0	0	.00	1	0	0	.00
ADD WOOD STOVE								
BUILDING PERMIT RESIDENTIAL	1	0	0	275.00	1	0	0	275.00
PLUMBING PERMIT	1	0	0	100.00	1	0	0	100.00
CERTIFICATE OF OCCUPANCY	3	0	0	.00	3	0	0	.00
PROJECT TOTALS	5	0	0	375.00	5	0	0	375.00
WATER/ SEWER SERVICE LINE								
WATER SERVICE CONNECTION	1	0	0	150.00	1	0	0	150.00
WASTEWATER SERVICE CONNECTION	1	0	0	200.00	1	0	0	200.00
PROJECT TOTALS	2	0	0	350.00	2	0	0	350.00
ACCESSORY APARTMENT								
BUILDING PERMIT RESIDENTIAL	1	0	400,000	2,949.50	1	0	400,000	2,949.50
CERTIFICATE OF OCCUPANCY	1	0	0	190.00	1	0	0	190.00
PROJECT TOTALS	2	0	400,000	3,139.50	2	0	400,000	3,139.50
DEPARTMENT TOTALS	170	0	2,354,706	59,729.75	170	0	2,354,706	59,729.75
REPORT TOTALS	170	0	2,354,706	59,729.75	170	0	2,354,706	59,729.75

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

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/25 TO 02/28/26

COMPLAINT/VIOLATION TYPE	TOTAL REPORTED
ABATEMENT OF UNSAFE CONDITIONS	2
ACCUMULATION RUBBISH GARBAGE	1
BUILDING PERMITS	2
CERTIFICATE OF OCCUPANCY	1
ELECTRICAL SYSTEM HAZARDS	1
EQUIP ROOM STORAGE	1
EXCESS GARBAGE AND RUBBISH	1
EXTENSION CORDS	1
GARBAGE, RUBBISH AND LITTERING	2
INSPECTION, TESTING & MAINT	1
INTERIOR GENERAL	1
MULTIPLUG ADAPTERS	1
NO BUILDING PERMIT	3
PORT EXTIN-WHERE REQUIRED	1
RESPONSIBILITY OF PROPERTY OWN	1
RESPONSIBILITY TO MAINTAIN BLG	1
RODENT HARBORAGE	1
SEWAGE BACK UP	1
SIDEWALKS AND DRIVEWAYS	5
SNOW AND ICE ON SIDEWALKS	1
SWIMMING POOLS	1
UNAPPROVED CONDITIONS	1
UNSAFE EQUIPMENT	2
UNSAFE STRUCTURES	1
Violation Type To Be Determine	3
WASTE ACCUMULATION PROHIBITED	1
ZONING	1
DEPARTMENT TOTALS	39
REPORT TOTALS	39

** END OF REPORT - Generated by stefanie correaale **

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/25 TO 02/28/26

REFERENCE	LOCATION	AREA	RESPONSIBLE PARTY	CREATED
COMPLAINT/VIOLATION	CASE COMMENT	SOURCE	SEVERITY	COMPLIED
633	105 NORTH RIVERSIDE AVENUE		JUNKOVIC STJEP	01/13/2026
	VIOLATION	LETTER	0	
	NO BUILDING PERMIT	AREA	COMPLY BY	COMPLIED
	RECORDS SHOW NO PERMITS FOR BASEMENT RENOVATION AND HAVE TO SUBMIT DOCUMENTATION FOR 3 FAMILY.	BLDG INT		69 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
646	125 YOUNG AVENUE		SWAN RANDALL (SOLE BENEF	03/04/2026
	VIOLATION	AREA	0	
	PORT EXTIN-WHERE REQUIRED	BLDG INT	COMPLY BY	COMPLIED
	portable fire extinguishers need to be installed, basement and each apartment. 5-pound extinguishers	BLDG INT		19 DAYS OPEN
	UNSAFE EQUIPMENT	BLDG INT		
	flue needs to be attached properly, and pipe needs proper tape and no separations.			
COMPLAINT/VIOLATION TOTALS				.00
648	13A EMERSON AVENUE		DEMARTINO, STEVEN&DOREEN	03/06/2026
	VIOLATION	AREA	0	
	SIDEWALKS AND DRIVEWAYS		COMPLY BY	COMPLIED
	SIDEWALK AREA IS NOT FLUSH			17 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
645	14 RIDGE ROAD		MITTLEMAN JESSA D	03/03/2026
	VIOLATION	AREA	0	
	SNOW AND ICE ON SIDEWALKS	BLGD EXT	COMPLY BY	COMPLIED
				20 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
637	15 OLCOTT AVENUE		IRVING MARLENE	01/14/2026
	VIOLATION	LETTER	0	
	NO BUILDING PERMIT	AREA	COMPLY BY	COMPLIED
	Review of property file shows no building permit or certificate of occupancy for the finished areas on the lower-level.			68 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
580	184 GRAND STREET		CHACHA RAUL	06/09/2025
	VIOLATION	AREA	0	
	UNAPPROVED CONDITIONS		COMPLY BY	COMPLIED
				287 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
635	2 CEDAR LANE		DREYER MARILYN	01/13/2026
		LETTER	0	

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/25 TO 02/28/26

REFERENCE	LOCATION CASE	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	COMPLIED	CREATED COMPLIED
	COMPLAINT/VIOLATION	COMMENT		COMPLY BY	COMPLIED
	VIOLATION SEVERITY	AREA			
	SEWAGE BACK UP 0	BLGD EXT			69 DAYS OPEN
	SEWAGE LEAK FROM RESIDENCE				
COMPLAINT/VIOLATION TOTALS					.00
639	215 CLEVELAND DRIVE		TOBEY LEONARD 0		01/21/2026
	VIOLATION SEVERITY	AREA		COMPLY BY	COMPLIED
	ABATEMENT OF UNSAFE CONDITIONS 0	BLDG INT			61 DAYS OPEN
	UNSAFE CONDITIONS, HOUSE FOUND UNSECURED.				
	ACCUMULATION RUBBISH GARBAGE 0	BLGD EXT			
	RUBBISH IN REAR OF HOUSE ALONG WITH OLD OIL TANK				
	RESPONSIBILITY TO MAINTAIN BLG 0	BLDG INT			
	VACANT FALLING APART				
	STEPS ACTION TYPE STATUS NOTICE SCHEDULED STARTED COMPLETED				
	INITIAL INSPECT INSPECTION NEW 01/26/26				
	INSPECTION INSPECTOR REQUESTED SCHEDULED RESULTS FEE AMOUNT				
	INITIAL INS PETER ANFITEATRO, CEO 01/26/26 01/26/26 .00				
COMPLAINT/VIOLATION TOTALS					.00
614	31 DEVON AVENUE		COYNE KEVIN 0		09/04/2025
	VIOLATION SEVERITY	AREA		COMPLY BY	COMPLIED
	RODENT HARBORAGE 0				200 DAYS OPEN
	Suspected. Confirm without consent to investigate.				
COMPLAINT/VIOLATION TOTALS					.00
634	31 OLD POST ROAD NORTH		PERALTA JORGE 0		01/13/2026
	VIOLATION SEVERITY	LETTER AREA		COMPLY BY	COMPLIED
	Violation Type To Be Determine 0	BLGD EXT			69 DAYS OPEN
	Multiple sheds on property along with expanded parking possibly off property.				
	STEPS ACTION TYPE STATUS NOTICE SCHEDULED STARTED COMPLETED				
	INVESTIGATE INSPECTION NEW 01/15/26				
	INSPECTION INSPECTOR REQUESTED SCHEDULED RESULTS FEE AMOUNT				
	INITIAL INS JAMES FERGUSON 01/15/26 01/15/26 .00				
COMPLAINT/VIOLATION TOTALS					.00
516	31A OLD POST ROAD SOUTH	TELEPHONE	BARI APARTMENTS LLC 0		11/15/2024

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/25 TO 02/28/26

REFERENCE	LOCATION CASE	AREA SOURCE	RESPONSIBLE PARTY SEVERITY	CREATED COMPLIED		
	COMPLAINT/VIOLATION	COMMENT				
	VIOLATION SEVERITY	AREA	COMPLY BY	COMPLIED		
	SIDEWALKS AND DRIVEWAYS Potholes	0		493 DAYS OPEN		
COMPLAINT/VIOLATION TOTALS				.00		
573	31A OLD POST ROAD SOUTH		BARI APARTMENTS LLC	06/09/2025		
	VIOLATION SEVERITY	LETTER AREA	COMPLY BY	COMPLIED		
	ABATEMENT OF UNSAFE CONDITIONS fire damage throughout.	0	BLDG INT	287 DAYS OPEN		
COMPLAINT/VIOLATION TOTALS				.00		
597	31A OLD POST ROAD SOUTH		BARI APARTMENTS LLC	06/12/2025		
	VIOLATION SEVERITY	AREA	COMPLY BY	COMPLIED		
	INTERIOR GENERAL Holes in utility room.	0	BLDG INT	284 DAYS OPEN		
	UNSAFE STRUCTURES Apartment damaged by fire, heavy damage throughout foyer/living room area.	0	BLDG INT			
COMPLAINT/VIOLATION TOTALS				.00		
627	31A OLD POST ROAD SOUTH		BARI APARTMENTS LLC	10/16/2025		
	VIOLATION SEVERITY	IN PERSON AREA	COMPLY BY	COMPLIED		
	EQUIP ROOM STORAGE COMBUSTIBLES BEING STORED IN CLOSE PROXIMITY OF BOILER	0	BLDG INT	158 DAYS OPEN		
	EXTENSION CORDS USE OF MULTIPLE OVERLOADED EXTENSION CORDS	0	BLDG INT			
	MULTIPLUG ADAPTERS USE OF MULTI PLUG ADAPTERS	0	BLDG INT			
COMPLAINT/VIOLATION TOTALS				.00		
632	31A OLD POST ROAD SOUTH		BARI APARTMENTS LLC	01/09/2026		
	VIOLATION SEVERITY	AREA	COMPLY BY	COMPLIED		
	Violation Type To Be Determine PROPERTY MAINTENANCE COMPLAINT-POTHOLES	0		73 DAYS OPEN		
	STEPS ACTION TYPE	STATUS	NOTICE	SCHEDULED	STARTED	COMPLETED
	INVESTIGATE INSPECTION	NEW		01/11/26		
	INSPECTION INSPECTOR	REQUESTED	SCHEDULED	RESULTS	FEE AMOUNT	
	INITIAL INS PETER ANFITEATRO, CEO	01/11/26	01/11/26		.00	
COMPLAINT/VIOLATION TOTALS				.00		

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/25 TO 02/28/26

REFERENCE	LOCATION	AREA	RESPONSIBLE PARTY	CREATED
COMPLAINT/VIOLATION	CASE	SOURCE	SEVERITY	COMPLIED
451	32 FARRINGTON ROAD		ZOLLER MARK	07/12/2022
	VIOLATION		0	
	BUILDING PERMITS	BLGD EXT	COMPLY BY	COMPLIED
	ADDITION TO ACCESSORY STRUCTURE WITHOUT BENEFIT OF A PERMIT			1350 DAYS OPEN
	CERTIFICATE OF OCCUPANCY	BLGD EXT		
	ADDITIONS TO ACCESSORY STRUCTURE HAVE NO CERTIFICATE OF OCCUPANCY			
	EXCESS GARBAGE AND RUBBISH	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	YARD		
	OPERATION OF BOAT YARD IN RESIDENTIAL DISTRICT. BOAT REPAIRS AND STORAGE OF EQUIPMENT IN YARD.			
COMPLAINT/VIOLATION TOTALS				.00
641	50 FARRINGTON ROAD		SANTANA CALEB	01/22/2026
	VIOLATION		0	
	BUILDING PERMITS		COMPLY BY	COMPLIED
	SHED AND NEW DECK-NO PERMIT OR CO			60 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
514	58 BENEDICT BOULEVARD		ODABAS HALIL	10/25/2024
	VIOLATION		0	
	Violation Type To Be Determine		COMPLY BY	COMPLIED
	COMPLAINT OF UNKEPT PROPERTY, UN-PERMITTED WORK AND POSSIBLITY OF SOMEONE LIVING IN BASEMENT			514 DAYS OPEN
	STEPS	ACTION TYPE	STATUS	NOTICE
	INVESTIGATE	INSPECTION	NEW	SCHEDULED 10/27/24
	INSPECTION	INSPECTOR	REQUESTED	SCHEDULED
	INITIAL INS	RONALD WEGNER, P.E., CEO	10/27/24	10/27/24
				RESULTS
				FEE AMOUNT
				.00
COMPLAINT/VIOLATION TOTALS				.00
628	6 ELM STREET		YUMI JORGE C	11/05/2025
	VIOLATION		0	
	NO BUILDING PERMIT		COMPLY BY	COMPLIED
	REPORTED SUSPECTED WORK WITHOUT A PERMIT			138 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
582	7 FARRINGTON ROAD		ROOSA A JR	06/10/2025
	VIOLATION		0	
	GARBAGE, RUBBISH AND LITTERING		COMPLY BY	COMPLIED
				286 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/25 TO 02/28/26

REFERENCE	LOCATION	AREA	RESPONSIBLE PARTY	CREATED
COMPLAINT/VIOLATION	CASE	SOURCE	SEVERITY	COMPLIED
622	7 FARRINGTON ROAD		ROOSA A JR 0	09/12/2025
	VIOLATION	SEVERITY	AREA	COMPLY BY COMPLIED
	ELECTRICAL SYSTEM HAZARDS	0	BLGD EXT	192 DAYS OPEN
	CONCERNED ABOUT WIRES HANGING ON EXTERIOR OF HOME			
	GARBAGE, RUBBISH AND LITTERING	0	BLGD EXT	
	REPORTED TOILET ON THE FRONT LAWN			
	SWIMMING POOLS	0	BLGD EXT	
	REPORTED STAGNANT WATER IN POOL-MOSQUITO INFESTATION			
COMPLAINT/VIOLATION TOTALS				.00
473	7 OBSERVATORY DRIVE		GLENN E SIMPSON 0	04/11/2023
	VIOLATION	SEVERITY	AREA	COMPLY BY COMPLIED
	RESPONSIBILITY OF PROPERTY OWN	0		1077 DAYS OPEN
	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.			
COMPLAINT/VIOLATION TOTALS				.00
638	7 OLD POST ROAD SOUTH		FRANZOSO MARK A 0	01/14/2026
	VIOLATION	SEVERITY	LETTER AREA	COMPLY BY COMPLIED
	INSPECTION, TESTING & MAINT	0	BLDG INT	68 DAYS OPEN
	testing and maintenance of hood suppression system			
COMPLAINT/VIOLATION TOTALS				.00
609	87 NORTH RIVERSIDE AVENUE		907 REALTY LLC 0	09/04/2025
	VIOLATION	SEVERITY	AREA	COMPLY BY COMPLIED
	SIDEWALKS AND DRIVEWAYS	0		200 DAYS OPEN
	Will need to permit with DOT			
	SIDEWALKS AND DRIVEWAYS	0		
	SIDEWALKS AND DRIVEWAYS	0		
COMPLAINT/VIOLATION TOTALS				.00
642	94 GRAND STREET		CIPES STEPHEN R 0	02/02/2026
	VIOLATION	SEVERITY	AREA	COMPLY BY COMPLIED
	UNSAFE EQUIPMENT	0	BLDG INT	49 DAYS OPEN
	FIREPLACE BEING USED WHEN OOS			
COMPLAINT/VIOLATION TOTALS				.00
608	98 GRAND STREET		ROPER JOHN T JR 0	09/04/2025

COMPLAINTS/VIOLATIONS REPORT

DEPARTMENT: ENGINEERING DEPARTMENT

REPORTING PERIOD: 12/01/25 TO 02/28/26

REFERENCE	LOCATION	AREA	RESPONSIBLE PARTY	CREATED
CASE	SOURCE	SEVERITY	SEVERITY	COMPLIED
COMPLAINT/VIOLATION	COMPLAINT/VIOLATION	COMMENT	COMPLY BY	COMPLIED
VIOLATION	WASTE ACCUMULATION PROHIBITED	SEVERITY 0	AREA	200 DAYS OPEN
COMPLAINT/VIOLATION TOTALS				.00
DEPARTMENT TOTALS		26 COMPLAINTS/VIOLATIONS	.00	
COMPLAINT/VIOLATION ACTIVITY 12/01/25-02/28/26:		9 CREATED		
REPORT TOTALS		26 COMPLAINTS/VIOLATIONS	.00	
COMPLAINT/VIOLATION ACTIVITY 12/01/25-02/28/26:		9 CREATED		

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