



**Planning Board**

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

Chairman  
ROBERT LUNTZ  
Members  
JOHN GHEGAN  
GEOFFREY HAYNES  
STEVEN KRISKY  
EVA THADDEUS  
Attorney  
JOSHUA B. SUBIN  
Village Engineer  
VINCENT SALANITRO, P.E.  
Secretary  
KAREN STAPLETON

TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Luntz, Planning Board

RE: Recommendation to Village Board regarding Local Law Introductory 5 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: February 26, 2026

At its regularly scheduled meeting on February 26, 2026, the Planning Board reviewed the referral from the Village Board regarding Local Law Introductory 5 of 2026.

With input from Village Attorney Joshua Subin, the Planning Board discussed the history surrounding the discussion of occupational preferences related to affordable housing.

The Planning Board had questions regarding the implementation of this local law including, whether or not there would be an expectation for a person to continue in the preferred occupation while living in the affordable housing, if the law would allow for both part-time and full-time workers, and whether a home health aide would need to work for an agency, or if they could be independently employed. The Planning Board would be in favor of flexibility to include part-time employees.

The Planning Board would like for the category of United States Veteran's to be expanded to include Reservists.

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