



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: Referral from Village Board for a Local Waterfront Revitalization Program (LWRP) Consistency review for Local Law Introductory 10 of 2026, the Coastal Assessment Form (CAF) and Environmental Assessment Form (EAF) to amend Chapter 230, Zoning of the Village Code to update provisions related to domestic animals and farm animals

DATE: August 3, 2026

At its regularly scheduled meeting on July 28, 2026, the Planning Board reviewed the referral from the Village Board regarding Local Law Introductory 10 of 2026.

The Planning Board stated that the draft local law was written to clarify the existing law by outlining what is permitted, including the number of animals and the minimum lot size for certain animals.

The Planning Board would like to point out that the way the draft local law is written, in certain zoning districts in the Village, the setback regulations would allow you to have an accessory dwelling unit, but not a chicken coop. In certain zoning districts, for example RA-5, it would be hard to achieve the setback that would allow for a chicken coop.