



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: *Referral from Village Board of Trustees to review Local Law Introductory No. 13 of 2026, the CAF and EAF to amend Chapter 230, Zoning, of the Village Code to provide clarification in the review of site development plans by the Planning Board.*

DATE: September 14, 2026

At its regularly scheduled meeting on September 8, 2026, the Planning Board reviewed the referral from the Village Board regarding Local Law Introductory 13 of 2026.

The Planning Board suggested edits to Sections 230-70(B)(1), (B)(2) and (B)(12), as outlined below:

The Planning Board thought that in Section 230-70 (B)(1) The word "Conformance" should be changed to "Consistency." And that Section 230-70(B)(2) should say "Consistency with the Complete Streets Policy."

In Section 230-70(B)(12), the Planning Board suggested that the text be written to ensure that the Planning Board may request a fiscal analysis of public services to evaluate the needs and impacts of the proposed site development to ensure adequacy of public school facilities and other public services, such as fire, police and emergency services exist or can be created to serve the needs of the proposed site development.