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09/02/2026

66 Emerson Avenue – Engineering Department Memo to Planning Board

The applicant appears before the Planning Board seeking Accessory Apartment and Minor Site Plan Approval for the construction of a new detached accessory cottage with a two-car garage on the first floor. The proposed accessory cottage and garage are zoning compliant and do not require variances from the Zoning Board of Appeals.

The proposed cottage will be located within an existing lawn area. An existing shed is also located within the proposed construction area and will be removed as part of the project. The existing shed is located 7.5 feet from the side property line, whereas the proposed accessory cottage will be located 10 feet from the property line, consistent with the applicable setback requirements for accessory cottages.

The proposed cottage will contain approximately 738 square feet of living area, which is slightly smaller than the existing 755-square-foot single-family dwelling. Accordingly, the proposed cottage complies with the maximum 800-square-foot size limitation for accessory apartments/cottages and the requirement that the accessory dwelling be smaller than the principal single-family dwelling, pursuant to Village Code § 230-41(I).

The applicant proposes to connect the new cottage to the existing water and sewer services serving the principal dwelling. Four new off-street parking spaces will be provided: two spaces within the proposed two-car garage and two additional exterior spaces accommodated through modifications to the existing driveway.

Temporary erosion and sediment control measures will be installed during construction in accordance with the Site Plan. A final SWPPP shall be submitted with the building permit application, including the necessary calculations and sizing for the proposed stormwater detention chambers.

The proposed living arrangement will consist of the homeowner of 66 Emerson Avenue continuing to reside in the principal dwelling, with a tenant occupying the accessory cottage. This arrangement is consistent with the Village's Accessory Dwelling Unit provisions set forth in § 230-41(D).

Thank you,

Vincent Salanitro, P.E.
Village Engineer