



ENGINEERS OFFICE
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520.2501
engineering@crotononhudson-ny.gov

Mayor
Brian Pugh
Trustees
Matt Berger
Stacey Nachtaler
Maria Slippen
Len Simon
Manager
Bryan Healy
Treasurer
Genette Toone
Engineer/Building Inspector
Vincent Salanitro, P.E.
Asst. Engineer/Asst. Building Inspector
Ronald Wegner, P.E., CEO
Asst. Building Inspector
Danalys Nazario
Fire Inspector
James Ferguson

10/23/2026

8 Dailey Drive – Engineering Department Memo to Planning Board

The applicant appears before the Planning Board seeking approval for an Accessory Apartment in connection with proposed improvements to the property located at 8 Dailey Drive. Note that a Wetlands Permit is also required for this work, but the approving authority for the Wetlands permit is the Village Engineer, not the Planning Board, per Village Code § 227-7F(2)(c) which states “The Village Engineer shall be the approving authority for...The construction, expansion or improvement of private residential or recreational facilities, as otherwise legally permitted, provided that the total amount of material deposited, removed or regraded does not exceed 15 cubic yards.”

The subject property is located within the RA-25 Residential Zoning District and exists as a single family residence.

A dry stream, which may be classified as a wetland under the Village Code, is located on the east side of the property. The applicant proposes to construct a second story accessory apartment above an existing garage, with exterior stairs to access the accessory apartment. The proposed work falls within the associated 150-foot wetland buffer of the Indian Brook-Croton Gorge Inter-Municipal Watershed Protection Overlay District (WPOD). Accordingly, a Wetlands Activity Permit is required. The Village Engineer is the approving authority as mentioned above.

The application also proposes the creation of an Accessory Dwelling Unit in the form of an accessory apartment, which requires Planning Board approval pursuant to Village Code 230-41C.

In support of the application, the applicant has submitted the necessary architectural plans and photos. The applicant has also provided proof of WCDOH approval, since this property is served by a septic system, in accordance with Village Code 230-41L.

The applicant has provided all other necessary information in accordance with Village Code 230-41 “Accessory Apartments” and this application is zoning compliant.

Thank you,

Vincent Salanitro, P.E.
Village Engineer