DRAFT RESOLUTION

WHEREAS, on Tuesday, **October 27, 2026,** the Planning Board reviewed an Accessory Apartment application in accordance with §230-41, submitted by **Meaghan Willimann**, hereafter known as "the Applicant," located at **8 Dailey Drive**, and designated on the Tax Map of the Village of Croton-on-Hudson as Section **68.14, Block 6, Lot 4** situated in the **RA-25 Residential Zoning** district; and

WHEREAS, under the requirements of the State Environmental Quality Review Act (SEQRA), the Planning Board has determined that this project is a Type II Action in accordance with §617.5(11), which is not subject to review under SEQRA; and

WHEREAS, this application requires a Wetlands Permit in accordance with Chapter 227 Wetlands, and per §227-7(F)(2)(c), the Village Engineer is the approving authority; and

WHEREAS, under section 230-41 of the Village Code, the Planning Board is the approving authority for approving the accessory apartment and hereby approves the accessory apartment, with **548 square feet** of habitable floor area, subject to the conditions specified below; and

WHEREAS, the Planning Board has reviewed the following documents in connection with the instant application:

a. Architectural Plans by Roger W. Hoffmann, Architect, dated April 1, 2026:
    i. A-1 Site Plan & Zoning Info.
    ii. A-2 General Notes & Window/Door Schedule
    iii. A-3 Existing & Proposed First Floor Plan
    iv. A-4 First Floor Plan
    v. A-5 Proposed Second Floor Plan
    vi. A-6 Front Elevation
    vii. A-7 Side Elevation
    viii. A-8 Rear Elevation
    ix. A-9 Building Section
    x. A-10 Details
    xi. A-11 REScheck Compliance Certificate

b. Architectural Plans by Roger W. Hoffmann, Architect dated October 11, 2026
    i. A-12 Existing & Proposed Front Elevations
    ii. A-13 Existing & Proposed Rear Elevations

c. Exterior Surface Materials specifications, undated

d. Westchester County Department of Health No Objection notation dated September 30, 2026

NOW, THEREFORE BE IT RESOLVED, the Planning Board of the Village of Croton-on-Hudson hereby determines that the application for an Accessory Apartment is approved subject to the following conditions:

2. Approved Plans. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
    a. Architectural Plans by Roger W. Hoffmann, Architect, dated April 1, 2026:

i. A-1 Site Plan & Zoning Info.
ii. A-2 General Notes & Window/Door Schedule
iii. A-3 Existing & Proposed First Floor Plan
iv. A-4 First Floor Plan
v. A-5 Proposed Second Floor Plan
vi. A-6 Front Elevation
vii. A-7 Side Elevation
viii. A-8 Rear Elevation
ix. A-9 Building Section
x. A-10 Details
xi. A-11 REScheck

b. Architectural Plans by Roger W. Hoffmann, Architect dated October 11, 2026
   i. A-12 Existing & Proposed Front Elevations
   ii. A-13 Existing & Proposed Rear Elevations

c. Exterior Surface Materials specifications, undated

3. The following conditions must be met before the Planning Board Chair may sign the approved Plans ("Final Plan"):
   i. That the colors and materials of the proposed accessory apartment be substantially consistent as set forth in the above reference documents and described during the meeting.
   ii. TBD: INCLUDE GENERAL CONDITIONS FROM PLANNING BOARD HERE

4. Building Permit: No work may commence on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and meet the requirements of Article I of Chapter 86, Building Construction. The following conditions must be met before the issuance of a Building Permit:
   i. Three sets of signed and sealed site plans, revised as required by this resolution, shall be submitted with the building permit application.
   ii. The Applicant shall receive all approvals required by other governmental approving agencies without material deviation from the Approved Plans. Evidence of compliance with conditions and any such approvals must be submitted to the Village Building Department.

5. The following conditions must be met before the issuance of a Certificate of Occupancy:
   i. An as-built survey of the foundation shall be submitted prior to any framing and an updated as-built survey shall be included with the application for a certificate of occupancy.
   ii. The approval of the Village Engineer shall be obtained for all connections to Village-owned utilities.
6. Address: A distinguishable address for the accessory apartment shall be clearly visible from the street for the benefit of emergency vehicles when needed.

7. In accordance with §230-41(D) of the Village Code, the following condition is established for the approval of the accessory apartment:

    a) Upon a change in ownership, should the new owner desire to continue the accessory apartment use, the new owner shall provide notification to the Building Department confirming the new owner will reside in the premises as required and that they are aware of the laws regarding the accessory apartment and will remain in compliance. Such notice shall be provided within 90 days of the change of ownership. Failure to timely file will result in a revocation of the accessory apartment approval and the new owner will have to make a new application.

Unless a building permit is issued and work is commenced and diligently prosecuted within three years of the date of the resolution approving the accessory apartment, such approval and associated permits shall become null and void. Any application for an extension of this accessory apartment approval shall be made six months prior to the expiration date.

The Planning Board of the Village of
Croton-on-Hudson, New York

Robert Luntz, Chairman
John Ghegan
Geoffrey Haynes
Seyed Hosseini
Steven Krisky

A motion to approve the resolution, with conditions, was made by , seconded by , and the motion carried, by a vote of to on October 27, 2026.