

Village of **Croton-on-Hudson** New York



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10/23/2026

110 Maple Street – Engineering Department Memo to Planning Board

The applicant, Lillian Ross, appears before the Planning Board seeking Change of Use and Minor Site Plan approval to legalize the conversion of a single-family dwelling with an attached garage into a two-family dwelling without an attached garage.

The property is located in the RB Zoning District, where two-family dwellings are a permitted use. The applicant has submitted a memorandum outlining the claimed hardship and historical use of the property in support of her application.

A review of the property file revealed discrepancies between the Building Department and Assessor's records. However, the records indicate that no permits were issued for the conversion of the attached garage to habitable living space or for the subsequent conversion of the single-family dwelling to a two-family dwelling.

Accordingly, the applicant is before the Planning Board seeking approval to legalize the existing conditions and establish the property as a lawful two-family dwelling pursuant to Village Code §§ 230-67(B)(4) and 230-13(B).

Thank you,

Vincent Salanitro, P.E.
Village Engineer