

1 DRAFT

2 Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY
3 was held on Monday, February 7, 2022, via Zoom.

4 The following officials were present:
5

Mayor Pugh	Trustee Gallelli	6
Village Manager Bryan Healy	Trustee Horowitz	7
Village Treasurer Tucker	Trustee Rosales	8
Village Attorney Whitehead	Trustee Simon	9

10

11

12 1. CALL TO ORDER

13 Mayor Pugh called the meeting to order at 7:00pm. Everyone joined in the
14 Pledge of Allegiance.

15 2. APPROVAL OF VOUCHERS

16 Trustee Gallelli made a motion to approve the following *Fiscal Year* Vouchers.
17 The motion was seconded by Trustee Simon and approved with a 5-0 Vote.

General Fund	\$120,597.32
Water Fund	\$18,563.99
Sewer Fund	\$2,098.97
Capital Fund	\$62,159.92

18

19 3. PUBLIC HEARINGS:

20 a. Motion to open a Public Hearing on Local Law Introductory No. 2 of
21 2022 to amend Chapter 230 of the Code of the Village of Croton-on-
22 Hudson, entitled "Zoning", to establish use and bulk/area regulations
23 pertaining to the "North End Gateway" District was made by Trustee
24 Simon. Motion was seconded by Trustee Rosales and approved with a
25 5-0 vote.

26 Village Attorney Whitehead explained that the Zoning Code
27 amendment will allow for either all residential or mixed use within the
28 "North End Gateway" District, similar to what has been allowed in the
29 "Harmon Gateway" and the "Municipal Place Gateway" Districts. Village
30 Attorney Whitehead stated that the Petitioner, who is proposing a
31 project in the "North End Gateway" District, petitioned for this
32 amendment to allow for a mixed use project.

1 On behalf of the Matra Group, a representative from the law firm of
2 Zarin and Steinmetz advised that the proposal at 1380 Albany Post
3 Road is comprised of two lots (approximately 1.6 acres), they are
4 proposing a 33,400 square foot mixed-use building, with retail on the
5 first floor and four one-bedroom apartments and six two-bedroom
6 apartments on the second and third floors, the project includes two
7 affordable units.

8 Nance Shatzkin, 132 Old Post Road North, Croton on Hudson,
9 President of the "Croton Housing Network", applauded the Board for
10 their efforts in allowing this change to our Zoning Law that will create
11 eighteen market rate units along with the two affordable units that is
12 needed in our community.

13 Dillon Basescu, stated that he supports this law and while he currently
14 is a student and does not live in Croton, he looks forward to coming
15 back to Croton after he graduates and believes that having affordable
16 units and market rate units will make it more realistic for him to return
17 to the Village where he grew up.

18 Lukas Herbert from the Westchester County Department of Planning
19 read a letter dated November 22, 2021, from the Westchester County
20 Department of Planning regarding this project (see link below).

21 [https://www.crotononhudson-](https://www.crotononhudson-ny.gov/sites/g/files/vyhlf441/f/uploads/cro_21-006_1380_albany_post_road_.pdf)
22 [ny.gov/sites/g/files/vyhlf441/f/uploads/cro_21-](https://www.crotononhudson-ny.gov/sites/g/files/vyhlf441/f/uploads/cro_21-006_1380_albany_post_road_.pdf)
23 [006_1380_albany_post_road_.pdf](https://www.crotononhudson-ny.gov/sites/g/files/vyhlf441/f/uploads/cro_21-006_1380_albany_post_road_.pdf)

24 Written Comment:

25 Gregg Maher, 44 Grand Street, Croton on Hudson, stated that he is in
26 favor of allowing multi-family residential and mixed-use buildings that
27 will provide greater opportunities for development in an appropriate
28 scale for our Village.

Mayor Pugh stated that the County's letter has many helpful elements in it and addresses all stages of the process and if this amendment is adopted, we expect to receive an application for a "Special Permit."

Village Attorney Whitehead advised that the applicant, as part of their Petition, has already provided a "Site Plan" which may be refined as we get further into the review process.

There being no further comments to come before the Board a motion to close the Public Hearing was made by Trustee Simon. Motion was seconded by Trustee Gallelli and approved with a 5-0 vote.

4. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL - none

5. CORRESPONDENCE:

a. Memo from Village Manager Bryan Healy dated February 4, 2022, regarding the parking situation at Croton-Harmon Train Station.

<https://play.champds.com/ATT/crotononhudsonny/2022-02/2689ff1bb4e1c7e94fc55ff94d3488835a1a66ac.pdf>

b. Memo from Village Manager Bryan Healy dated February 3, 2022, regarding the proposed development by Regan Development Corporation at 41-51 Maple Street.

<https://play.champds.com/ATT/crotononhudsonny/2022-02/ad177e3bba886a21bb5b3361a626463527f75e91.pdf>

Resolution:

On motion by Trustee Simon and seconded by Trustee Rosales the Board of Trustees of the Village of Croton on Hudson approved the request from Regan Development Corporation to convert four market rate units to four affordable units to allow for their application to be more competitive when re-applying for the next round of funding with the New York State Office of Homes and Community Renewal (NYSHCR). Motion was approved with a 5-0 vote.

1 Mayor Pugh stated that one of the original and innovative features of
2 this application was the inclusion of market rate units which he
3 believes would have been positive in creating a mixed income
4 community, but since "NYSHCR" did not see it this way and since this
5 project is dependent on that funding, he supports this change.

6 Trustee Simon stated that this project was ranked high on the
7 competitive scale and came close to being funded, but since the issue
8 of adding these affordable units was the only thing that "NYSHCR" had
9 a concern with he is hopeful that with this change Regan Development
10 will receive the funding.

- 11 c. Memo from Assistant to Village Manager Thomas Morzello dated
12 February 3, 2022, regarding the Snowplow Naming Contest for
13 Children.

14 [https://play.champds.com/ATT/crotononhudsonny/2022-](https://play.champds.com/ATT/crotononhudsonny/2022-02/8882c14a99703220f2e1c26f9b7c28fc034c46ff.pdf)
15 [02/8882c14a99703220f2e1c26f9b7c28fc034c46ff.pdf](https://play.champds.com/ATT/crotononhudsonny/2022-02/8882c14a99703220f2e1c26f9b7c28fc034c46ff.pdf)

16 6. PUBLIC COMMENTS ON AGENDA ITEMS: none

17 7. RESOLUTIONS:

18 **Resolution #12 of 2022**

19 On motion of TRUSTEE GALLELLI, seconded by TRUSTEE SIMON, the following
20 resolution was adopted by the Board of Trustees of the Village of Croton-on-
21 Hudson, New York, with the following Roll Call Vote: Trustee Rosales Aye, Trustee
22 Simon Aye, Trustee Gallelli Aye, Trustee Horowitz Aye, Mayor Pugh Aye.

23 WHEREAS the Board of Trustees has received from the Treasurer of the Village of
24 Croton-on-Hudson an account of unpaid taxes describing each parcel of real
25 property upon which taxes are unpaid and showing the person or persons in whose
26 name the property is assessed and the amount of unpaid tax, together with a
27 verified statement from the Treasurer that the taxes in such account remain unpaid
28 and that he has been unable to collect same, and

1 WHEREAS the Board of Trustees has compared the amount of unpaid taxes with the
2 original tax rolls and has found the account to be correct and the total amount of
3 taxes, penalties, and charges unpaid to be \$115,731.22,

4 NOW THEREFORE BE IT RESOLVED: that the Board of Trustees hereby gives notice
5 to these property owners about their unpaid tax balance, and

6 BE IT FURTHER RESOLVED: that the Treasurer of the Village of Croton-on-Hudson
7 be and is authorized, empowered and directed to take all action prescribed by law
8 to collect such unpaid taxes through the advertisement and sale of taxes or tax
9 liens pursuant to Section 1455 of the Real Property Tax Law of the State of New
10 York, and

11 BE IT FURTHER RESOLVED: that the Board of Trustees hereby designates Thursday,
12 March 17, 2022, as the tax lien sale date for the Village of Croton-on-Hudson, New
13 York, and

14 BE IT FURTHER RESOLVED: that such sale shall be held on that date at 11 a.m.
15 prevailing time in the Village Treasurer's office in the Stanley H. Kellerhouse
16 Municipal Building, 1 Van Wyck Street, Croton-on-Hudson, New York, and

17 BE IT FURTHER RESOLVED: that the advertisement of the notice required by law be
18 inserted in The Gazette, the official newspaper of the Village, and that said notice
19 shall be published once a week for three consecutive weeks, and the last date for
20 publication shall be made on or before the 10th day of March 2022.

21 Village of Croton-on-Hudson Delinquent Tax Report 2021-2022
22

Bill Name	Property ID	Tax Charge	Penalty Charge	Current Balance
80 OLCOTT AVE LLC	079.09-002-078.01	435.13	52.22	487.35
A&I MARINA LLC	078.16-001-001.025	67.99	8.16	76.15
A&I MARINA LLC	078.16-001-001.03	67.99	8.16	76.15
ANASAZI PENCE	067.20-002-034.00	3,799.64	455.96	4,255.60
AUST TIMOTHY	079.09-002-057.00	3,236.27	388.35	3,624.62
BERTSCHE ALISON	067.16-001-019.00	5,235.15	628.22	5,863.37
CAMPBELL DONALD D	067.19-002-027.00	503.12	60.37	563.49

CHIN CYNTIA/SANDY	067.20-001-001.00	8,483.66	1,018.04	9,501.70
CHOW RICHARD	078.16-001-001.04	67.99	8.16	76.15
CRISPI ROBERT	079.09-007-020.00	407.93	48.95	456.88
CUTLER LAWRENCE	068.17-003-049.00	4,222.11	506.65	4,728.76
DIFEIO GRAZIA	078.16-001-001.081	67.99	8.16	76.15
DONIFRIO FRANCES	078.20-001-001.54	1,331.50	159.78	1,491.28
DUCE FERNANDO	067.14-003-009.00	6,781.22	813.75	7,594.97
FISS ELI	079.09-001-072.00	4,235.59	508.27	4,743.86
HANNIGAN THOMAS W	067.08-002-001.00	598.30	71.80	670.10
HEAVEN ON HUDSON LLC	078.16-001-001.016	67.99	8.16	76.15
ISAACS DAVID	078.16-001-001.128	67.99	8.16	76.15
KLEIN MITCHELL	068.17-001-009.00	5,524.78	662.97	6,187.75
KOZIEN MARCUS	078.16-001-001.108	67.99	8.16	76.15
LEECH JAMES	067.10-003-017.01	5,440.95	652.92	6,093.87
LIGIA CAICEDO	078.16-001-001.011	67.99	8.16	76.15
LINDHOLM ARON W	067.20-003-013.00	3,157.02	378.84	3,535.86
LIU YVONNE	078.20-001-001.42	3,306.98	396.84	3,703.82
MCCABE WILLIAM E II	079.09-001-063.00	3,585.47	430.25	4,015.72
MCCANN JOHN	079.09-009-037.00	3,494.63	419.36	3,913.99
MISITI GREGORY A	079.09-005-001.00	4,971.35	596.56	5,567.91
MYE LLC	067.16-001-009.00	4,392.08	527.05	4,919.13
MYE LLC	067.16-001-011.00	9,790.41	1,174.85	10,965.26
NAPOLITANI RONALD	078.16-001-001.014	67.99	8.16	76.15
NARDELLA PAUL	078.16-001-001.090	67.99	8.16	76.15
NRECA ZEF	079.13-001-077.00	231.16	27.74	258.90
PAUL KENNEDY	078.16-001-001.041	67.99	8.16	76.15
PEREZ MARCUS	078.08-004-056.00	421.53	50.58	472.11
POSNER PATRICIA PEPPER	068.13-003-044.00	3,626.53	435.18	4,061.71
REDDING ARTHUR	068.18-001-024.00	3,869.27	464.31	4,333.58
S DOUGLASS				
MANAGEMENT INC	078.16-001-001.079	67.99	8.16	76.15
SHAPIRO CARON	078.08-005-047.00	4,294.97	515.39	4,810.36
SPNY DEVELOPMENT LLC	067.14-001-001.00	367.14	44.06	411.20
SPNY DEVELOPMENT LLC	067.14-001-002.00	666.29	79.95	746.24
TOBEY LEONARD	068.18-001-004.00	6,037.40	724.48	6,761.88
WILLIAM STREET ESTATES	078.16-001-001.101	67.99	8.16	76.15

LLC

103,331.45 12,399.77 115,731.22

1 **DISCUSSION:**

2 Trustee Gallelli stated that the Village has an extremely high record of residents
3 paying their taxes, and it is only a small portion of Village taxes that are not paid.

4 Trustee Simon stated that the Village went through this process for the first time
5 last year and it was an effective way to recoup a good portion of these unpaid
6 taxes.

7 **Resolution #13 of 2022**

8 On motion of TRUSTEE HOROWITZ, seconded by TRUSTEE GALLELLI, the following
9 resolution was adopted by the Board of Trustees of the Village of Croton-on-
10 Hudson, New York with the following Roll Call vote: Trustee Rosales Aye, Trustee
11 Simon Aye, Trustee Gallelli Aye, Trustee Horowitz Aye, Mayor Pugh Aye.

12 WHEREAS the Village received a request for consistency from the New York State
13 Department of Transportation regarding for comments regarding the sealing of
14 cracks and mastic contract to extend the service life and rideability of local roads
15 throughout the region, and

16 WHEREAS on January 4, 2022, the Village Board referred the request to the
17 Waterfront Advisory Committee, and

18 WHEREAS the Village Board has received a recommendation of consistency from
19 the Waterfront Advisory Committee, and

20 WHEREAS the Village Board must make its own determination of consistency with
21 the LWRP policy standards and conditions, and

22 WHEREAS on January 18, 2022, the Village Board reviewed the LWRP policy
23 standards and conditions,

24 NOW THEREFORE BE IT FURTHER RESOLVED as follows:

25 The Village Board of Trustees found the following LWRP policies to be applicable and
26 finds the Proposed Action to be consistent with each of these applicable policies:

POLICY 7B: Materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay significant fish and wildlife habitat and the Haverstraw Bay significant fish and wildlife habitat shall not be disposed of or allowed to drain in, or on land within, the area of influence in the significant fish and wildlife habitats.

POLICY 7G: Such activities must not cause degradation of water quality or impact identified significant fish and wildlife habitats.

POLICY 8: Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain, or which cause significant sub lethal or lethal effect on those resources.

POLICY 30B: Storage and disposal of all materials shall be monitored by the state to assure there will be no discharge or leaching of materials into coastal waters.

POLICY 37: Best Management Practices will be utilized to minimize the non-point discharge of excess nutrients, organic and eroded soils into coastal waters.

The remaining policies and conditions of the LWRP not specifically discussed above were reviewed and found not to be applicable.

Resolution #14 of 2022

On motion of TRUSTEE HOROWITZ, seconded by TRUSTEE GALLELLI, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with the following Roll Call vote: Trustee Rosales Aye, Trustee Simon Aye, Trustee Gallelli Aye, Trustee Horowitz Aye, Mayor Pugh Aye.

WHEREAS PERMA issued a surplus to its members and the Village of Croton-on-Hudson received \$14,879.31, and

WHEREAS the scheduled Bond Refunding occurred on February 1, 2022, and

WHEREAS due to the Bond Refunding \$76,094.81 of the original FY2022 budget will not need to be spent on debt service during the current fiscal year,

- 1 NOW THEREFORE BE IT RESOLVED: that the Village Treasurer is authorized to
- 2 make the following budget transfers to the 2021/22 General, Water, and Sewer
- 3 Fund budgets as follows:

**General Fund
Increase Revenue**

Dept	Item	Description	Amount
A1000	2680	Insurance Recoveries	\$ 11,903.44
Total Increase			11,903.44

Decrease Expense

Dept	Item	Description	Amount
A9901	9050	Transfer to Debt Service Fund	\$ 38,318.87
Total Decrease			38,318.87

Increase Contingency

Dept	Item	Description	Amount
A1990	4000	Contingency	\$ 50,222.31
Total Decrease			\$ 50,222.31

**Water Fund
Increase Revenue**

Dept	Item	Description	Amount
F1000	2680	Insurance Recoveries	\$ 2,678.28
Total Increase			\$ 2,678.28

Decrease Expense

Dept	Item	Description	Amount
F9901	9050	Transfer to Debt Service	\$ 34,336.32
Total Decrease			\$ 34,336.32

Increase Contingency

Dept	Item	Description	Amount
F1990	4000	Contingency	\$ 37,014.60
Total Increase			\$ 37,014.60

Sewer Fund
Increase Revenue

Dept	Item	Description	Amount
G1000	2680	Insurance Recoveries	\$ 297.59
Total Increase			\$ 297.59

Decrease Expense

Dept	Item	Description	Amount
G9901	9050	Transfer to Debt Service Fund	\$ 3,439.62
Total Decrease			

Increase Contingency

Dept	Item	Description	Amount
G1990	4000	Contingency	\$ 3,737.21
Total Increase			\$ 3,737.21

1 DISCUSSION:

2 Trustee Simon stated that refinancing our existing Bonds not only saved \$76,000
3 this year, but it will save \$1.4 million over the life of those Bonds which is a large
4 amount for a Village our size and we are pleased that our team was able to do that.

5 Village Manager Healy advised that due to a reduction in workplace injuries
6 throughout the State, the Village's Worker's Compensation Insurance Company
7 (PERMA) has been able to issue a refund based on the premium that we paid.

8 **Resolution #15 of 2022**

9 On motion of TRUSTEE GALLELLI, seconded by TRUSTEE HOROWITZ, the following
10 resolution was adopted by the Board of Trustees of the Village of Croton-on-
11 Hudson, New York with the following Roll Call vote: Trustee Rosales Aye, Trustee
12 Simon Aye, Trustee Gallelli Aye, Trustee Horowitz Aye, Mayor Pugh Aye.

13 WHEREAS the Village of Croton-on-Hudson budgets for part-time park rangers and
14 school crossing guards in the Auxiliary Police Services account, and

15 WHEREAS, continuing effects of the COVID-19 pandemic resulted in park rangers
16 being assigned less work than budgeted, and

17 WHEREAS two resignations by long-time school crossing guards permitted
18 replacements to be hired at lower hourly rates this year, and

19 WHEREAS as a result, Chief of Police John Nikitopoulos has submitted a budget
20 transfer request in the amount of \$17,798.92 from the aforementioned account to
21 purchase needed police equipment, and

22 WHEREAS the reallocation of these funds at this time would help to keep the 2022-
23 2023 budget within the tax cap parameters,

24 NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the
25 Village Treasurer to transfer \$17,798.92 from A3189.1100 (Personnel Services P/T)
26 to the following account: A3120.4000 – Police - Equipment: \$17,798.92

27 8. PUBLIC COMMENTS ON NON AGENDA ITEMS

1 Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that he has
2 concerns regarding School Board candidate Joshua Diamond, and
3 addressed other issues that do not pertain to Village of Croton business.
4 For those interested in hearing those comments you may log onto the
5 following:

6 <https://play.champds.com/crotononhudsonny/event/738>

7 Written Comment:

8 Shoshana Daly, senior at Croton Harmon High School, is requesting that
9 the Village participate in Westchester County's "Residential Food Scrap
10 Transportation and Disposal Program," she believes that the Village will
11 benefit from participating in this program.

12 Village Manager Healy advised that Lindsay Audin, Chair of the
13 Sustainability Committee, has obtained a grant for the Village to start a
14 food waste disposal composting program, at this time we have not been
15 able to find a suitable location, but we are continuing to collaborate with
16 them to try and get something up and running.

17 9. APPROVAL OF MINUTES

18 Motion to approve the minutes as amended of the Regular Meeting held
19 on January 18, 2022, was made by Trustee Horowitz. Motion was
20 seconded by Trustee Simon and approved with a 5-0 vote.

21 Motion to approve the minutes as amended of the Special Meeting held
22 on January 24, 2022, was made by Trustee Horowitz. Motion was
23 seconded by Trustee Simon and approved with a 5-0 vote.

24 Motion to approve the minutes of the Executive Session held on January
25 26, 2022, was made by Trustee Gallelli. Motion was seconded by Trustee
26 Horowitz and approved with a 5-0 vote

27 10. REPORTS:

1 Trustee Gallelli congratulated the Croton Fire Department on their 130
2 years of service to the Croton community, reminded everyone that
3 Grievance Day will be held on Tuesday, February 15th from 4:00-
4 8:00pm, anyone interested in grieving their taxes should reach out to the
5 Assessor for assistance, thanked Village Historian Marc Cheshire for an
6 outstanding presentation on bridges across the Croton River.

7 Trustee Horowitz advised that tomorrow evening at 7:00pm, there will be
8 a meeting of the new "Lorraine Hansberry Committee", to participate you
9 may log onto the following zoon link: coh.di.committee@gmail.com, the
10 Croton Recreation Department and the Croton Garden Club are co-
11 sponsoring winter sowing workshops, a new organization called "Ossining
12 Refugees" has been formed to help welcome Afghan refugees, for more
13 information you can log onto the following: <https://ossiningforrefugees.org/>.

14 Trustee Simon advised that the "Sustainability Committee" has received
15 \$105,000 in grants from New York State (\$90,000 to install rooftop solar
16 panels and \$15,000 for heat pumps at Washington Engine Company), on
17 February 16th at 6:00pm the Cannabis Management Board will hold a
18 listening session, for more information you may log onto the following:
19 [https://www.eventbrite.com/e/office-of-cannabis-management-cannabis-](https://www.eventbrite.com/e/office-of-cannabis-management-cannabis-conversations-mid-hudson-tickets-251623611997?aff=ebdsoporgprofile)
20 [conversations-mid-hudson-tickets-251623611997?aff=ebdsoporgprofile](https://www.eventbrite.com/e/office-of-cannabis-management-cannabis-conversations-mid-hudson-tickets-251623611997?aff=ebdsoporgprofile),
21 on February 25th he attended a Fire Council meeting, congratulated the
22 Fire Department for their 130 years of service to the community, the
23 Planning Board met on January 25th and they are continuing to work on
24 various projects, on January 27th "Sustainable Westchester" and
25 "Mothers Out Front" did a Webinar on electric school buses and is proud
26 to report that Croton is moving forward with purchasing electric busses,
27 on January 27th the Bicycle Pedestrian Committee met and focused on
28 the best way for them to prioritize their activities and projects.

29 Trustee Rosalas thanked DPW for keeping our roads clear during the
30 recent storms. Trustee Rosalas advised that the Police Advisory
31 Committee will be meeting tomorrow, they continue to take input from
32 residents and hope to have the survey results out soon.

1 Mayor Pugh also expressed his deep appreciation to our DPW crew on the
2 excellent job they have done keeping our roads clear during these past
3 storms.

4 Village Manager Healy congratulated the Fire Department for their 130
5 years of service to our community, he and Treasurer Tucker have been
6 extremely busy as they continue to meet with all the Department Heads
7 to formulate the proposed Budget for the upcoming Fiscal Year.

8 There being no further business to come before the Board, a motion to close
9 the meeting was made by Trustee Horowitz. Motion was seconded by Trustee
10 Simon and approved with a 5-0 vote. Meeting adjourned at 8:06pm.

11 Respectfully submitted,

12 Judy Weintraub, Board Secretary

13 _____
14 Paula DiSanto, Village Clerk