

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY was held on September 6, 2022, in the Georgianna Grant Meeting Room at the Stanley Kellerhouse Municipal Building, Van Wyck Street, Croton-on-Hudson, NY 10520.

The following officials were present:

Mayor Pugh	Trustee Gallelli	7
Village Manager Bryan Healy	Trustee Horowitz	8
Village Treasurer Tucker	Trustee Rosales	9
Village Attorney Kevin Staudt	Trustee Simon	10

11

1. CALL TO ORDER

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

2. APPROVAL OF VOUCHERS

Trustee Horowitz made a motion to approve the following *Fiscal Year Vouchers, claims numbered 22230709 to 22230826 and 22230831 to 22231076*. The motion was seconded by Trustee Simon and approved with a 5-0 Vote.

General Fund	411,796.89
Water Fund	56,019.19
Sewer Fund	2,775.08
Capital Fund	290,493.26
Trust Fund	5,773.63

3. RESPONSES TO QUESTIONS SUBMITTED BY E-MAIL: None

4. CORRESPONDENCE:

- a. Memo from Village Manager Bryan Healy dated September 2, 2022, regarding the Village's Assessing Unit Status.

<https://play.champds.com/ATT/crotononhudsonny/2022-09/5ede80b12bf35de5269aab844394b7fe8b71953e.pdf>

Village Manager Healy stated that based on the discussion that took place at the August 22, 2022, work session, Village Engineer Daniel O'Connor identified approximately 816 parcels with a higher Town assessment than Village assessment, of these parcels, approximately 83% are single-family homes, 8% are two- or three-family homes and the remaining 11% are other categories (commercial, vacant land,

1 apartment buildings), these properties would likely see an increase in
2 the Village portion of their total tax bill (approximately 30%),
3 approximately 2,058 parcels were identified with a higher Village
4 assessment than Town assessment and these properties would likely
5 see a decrease in the Village portion of their total tax bill
6 (approximately 30%). In terms of dollars and cents, the Village's
7 average assessment is 15,800, if an assessment were to go up by
8 10%, a 2022-2023 Village tax bill would increase by \$439.93.
9 Likewise, if an assessment was to go down by 10%, a 2022-2023
10 Village tax bill would decrease by \$439.93, it is important to
11 remember that 70% of a property's total tax bill is already generated
12 from the Town assessment roll, this includes Town, County and School
13 taxes, it is also important to remember that if a resident feels their
14 property is assessed incorrectly, they can annually file a grievance
15 with the Assessor and present their case on Grievance Day, currently,
16 a resident needs to attend two separate Grievance Day hearings (one
17 in February for the Village and one in June for the Town), if the Village
18 were to cease being an assessing unit, there would only be one
19 Grievance Day for all tax purposes. Village Manager Healy stated that
20 he will need a decision this evening whether to terminate the position
21 or begin the process of looking for a part-time Assessor because an
22 Assessment Roll will need to be done.

23 Trustee Simon asked how the Town of Cortlandt is coming along in
24 finding someone to fill that position and if we chose to keep our own
25 Assessing position what does that pool of candidates look like.

26 Village Manager Healy stated that the Town hired a retired Assessor
27 from the Village of Scarsdale that is serving on a temporary basis, it is
28 not easy to find an Assessor, in speaking with Town they were
29 anticipating it taking up to two years to permanently fill the vacancy.

30 Trustee Gallelli stated that it is important for people to understand that
31 sixty to seventy percent of their tax bill is already based on the Town
32 of Cortlandt's valuation. Trustee Gallelli asked if we could characterize
33 these 817 parcels that would see a higher assessment and asked if

1 they are mostly owned by people who have lived in their homes for a
2 long time, have not done any updates and still have the original
3 assessed valuation from when they purchased the property.

4 Village Manager Healy stated that we do not have that information
5 readily available, and it would take quite a bit of time to compile that
6 information.

7 Mayor Pugh asked Village Manager Healy if he could share what the
8 scale of the impact would be.

9 Village Manager Healy stated that based on the current assessment,
10 about half of the 817 parcels would see an increase of 10% or less and
11 then the other half would see an increase of more than 10%, since the
12 Town and Village have not done a revaluation, the State annually sets
13 an "Equalization Rate" so that the existing role can be made current
14 using today's dollars.

15 Trustee Horowitz asked if our Assessor had not passed away, would we
16 be talking about this now or if this conversation coming up because of
17 that.

18 Mayor Pugh stated that the reality is that there is a vacancy, and a
19 decision has to be made.

20 Village Manager Healy stated that we did have a conversation when
21 the prior Assessor, Joe Sperber, retired, but because we were able to
22 partner with the Town at that time, it did not go any further. Village
23 Manager Healy stated that we were fortunate because Tom Waitkins
24 had a very intimate knowledge of all the properties in the Village,
25 anyone coming in now, is going to have to learn all 3,000 parcels of
26 the Village.

27 Trustee Horowitz stated that she is concerned for those residents who
28 may get an increase and asked if we could leave the
29 valuation/assessments the way it is now.

1 Village Manager Healy stated that the Assessment Roll needs to be
2 updated every year, and those residents do have a recourse and can
3 grieve their assessment.

4 Mayor Pugh stated that we should not look at this as "classes" of
5 properties, it is case specific and assessments will be made on a case
6 by case basis, the overwhelming majority of someone's tax bill is
7 dependent on the Town Assessment that determines the taxation for
8 School, Town and County taxes, so if someone's Village tax bills is
9 raised as result of having a single assessment then they should grieve
10 their School, Town and County taxes as well.

11 Trustee Simon stated that it is a conversation worth having but
12 believes that Trustee Gallelli's point about a deeper analysis would be
13 helpful, and while it may take some time to complete, he believes that
14 we should go forward with hiring an Assessor for the Village and is not
15 comfortable giving up a governmental function at this time, when the
16 Town does hire a permanent Assessor, we can look at it and determine
17 at that point whether or not we want to consolidate or share that
18 service.

19 Mayor Pugh stated that he does not share that view, we are looking at
20 all taxpayers having to pay for an Assessor for the benefit of the
21 minority of taxpayers and there is a remedy if they are being Assessed
22 unfairly.

23 The consensus of the Trustees was to find an Assessor.

24 Village Manager Healy stated that he will reach out to Attorney Staudt
25 for recommendations, and we will try to get someone as soon as
26 possible.

- 27 b. Letters from Senator Peter Harckham dated August 9, 2022, and DOT
28 Regional Director Lance MacMillan August 25, 2022, regarding repairs
29 to the Route 9/9A Right-of-Way Fencing.

<https://play.champds.com/ATT/crotononhudsonny/2022-09/02880c3558e57b200a03ec0adbc509d4595a94d0.pdf>

<https://play.champds.com/ATT/crotononhudsonny/2022-09/7931d4e0bf341aaaaea80f6d8772c6a8e04c51f.pdf>

- c. Emails from John Munson, Fire Council Secretary dated August 31, 2022, regarding membership changed in the Croton Fire Department.

<https://play.champds.com/ATT/crotononhudsonny/2022-09/7ae3e4ae22d0659124bab0452ce6de852eb1c539.pdf>

<https://play.champds.com/ATT/crotononhudsonny/2022-09/9e862038edd01738b036a445665f84587a4051d7.pdf>

- d. Referral from the Town of Cortlandt dated August 19, 2022, regarding a Public Hearing for the property located at 1065 Quaker Bridge Road East.

<https://play.champds.com/ATT/crotononhudsonny/2022-09/9c31b7ae36100f43c6f6cd5388941a94d754754c.pdf>

- e. Referral from the Town of Cortlandt dated August 19, 2022, regarding a Public Hearing for the property located at 2006 Albany Post Road.

<https://play.champds.com/ATT/crotononhudsonny/2022-09/14ebf0b883e9acb23597681949882e5b0ff152ea.pdf>

- f. Email from Dan Walsh, Program Coordinator for the Westchester Power Program, regarding the resumption of the supply offer and upcoming Westchester Power Information sessions.

<https://play.champds.com/ATT/crotononhudsonny/2022-09/052117a8f28093c8d66a28bfca0f590116ecadbc.pdf>

Village Manager Healy explained that due to the volatility of the energy market people should anticipate an increase in rates. The following chart is a comparison of rates:

<https://sustainablewestchester.org/wp/rates-bills/>

5. PUBLIC COMMENTS ON AGENDA ITEMS

Ed Riely, 110 Truesdale Drive, Croton on Hudson, expressed his concerns about the neglect of Routes 9/9A over the years, a recent article in the Gazette Newspaper described what the Village of Briarcliff Manor and the DOT are attempting to do to remedy some of these issues, objected to a School Board member's comments regarding the Fire Department, concerned that the closing of the nuclear plant and shutting down gas pipelines will have a negative effect on our power supply.

6. RESOLUTIONS:

Resolution #129 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 a 5-0 vote.

WHEREAS the Village Board is considering making certain revisions to its Zoning Law to expand the Harmon/South Riverside Gateway area and to modify the regulations for that area to encourage residential development, and

WHEREAS the Village Board is also considering making certain revisions to its Zoning Law to modify the regulations for the LI zoning district in the area near the Metro-North Croton-Harmon Train Station to allow for transit-oriented residential development, and

WHEREAS Local Law Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022 have been drafted for such purposes, and

WHEREAS the Village Board retained AKRF Environmental, Planning, and Engineering Consultants of White Plains, New York, to serve as the Village's consultant to study the above proposed revisions to the Zoning Code, and

WHEREAS the Village Board is the only Involved Agency under SEQRA in relation to the adoption of the proposed Zoning Amendments (the "Proposed Action"), and

1 WHEREAS the Village Board has had AKRF prepare an EAF Part 1 together a
2 Supplemental Narrative with additional analysis in connection with the Proposed
3 Action, and

4 WHEREAS the Village Board has caused a Coastal Assessment Form to be issued in
5 connection with the Proposed Action, and

6 NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:
7

- 8 1. The Village Board hereby determines that the Proposed Action is a
9 Type 1 action under SEQRA.
- 10 2. The Village Board hereby declares itself to be the Lead Agency for
11 SEQRA purposes in connection with the Proposed Action.
- 12 3. The Village Board hereby issues the EAF and CAF which it has before it
13 in connection with the Proposed Action.
- 14 4. The Village Board hereby refers to the Village Planning Board the Draft
15 Laws and the EAF for a report back to the Village Board in accordance
16 with Village law.
- 17 5. The Village Board hereby refers the Draft Laws, the EAF and the CAF to
18 the Village Waterfront Advisory Committee for a recommendation back to
19 the Village Board in accordance with Village Law.
- 20 6. The Village Board hereby refers the Draft Laws and the EAF to the
21 Westchester County Planning Board for review in accordance with law.
- 22 7. The Village Board hereby directs Village staff to make any other
23 circulations and notifications regarding the Proposed Action as may be
24 required by law.
- 25 8. The Village Board hereby schedules a Public Hearing for September 19,
26 2022, at 7 PM, in the Georgianna Grant Meeting Room of the Stanley H.
27 Kellerhouse Municipal Building to consider Local Law Introductory No. 11
28 of 2022 and Local Law Introductory No. 12 of 2022 to amend Chapter 230
29 of the Village Code, Zoning.

30
31 DISCUSSIONS:
32

33 Trustee Gallelli encouraged residents to look at the back-up documents on
34 the Village website that should provide information on the kind of questions
35 residents may have.

1 **Resolution #130 of 2022**

2 On the motion of TRUSTEE SIMON, seconded by TRUSTEE ROSALES, the following
3 resolution was adopted by the Board of Trustees of the Village of Croton-
4 on-Hudson, New York with a 5-0 vote.

5 WHEREAS the Village of Croton-on-Hudson is interested in pursuing grant funding
6 from New York State for the acquisition of electric vehicle charging stations at the
7 Croton-Harmon Train Station, and

8 WHEREAS an appraisal of existing parking spaces is required for this process, and

9 WHEREAS the estimated cost of the appraisal is \$2,500, and

10 WHEREAS funding for this expense was not included in the 2022-2023 General
11 Fund Budget,

12 NOW THEREFORE BE IT RESOLVED that the Village Board authorizes the Village
13 Treasurer to transfer \$2,500 from Contingency Account A1990.4000 to the
14 following account: A1940.4000 – Survey of Land: \$2,500

15 **DISCUSSION:**

16 Trustee Simon stated that our Sustainability Committee has been working on a
17 grant that could bring about significant electric vehicle charging capacity at our
18 train station.

19 **Resolution #131 of 2022**

20 On motion of TRUSTEE ROSALES and seconded by TRUSTEE SIMON, the following
21 resolution was adopted by the Board of Trustees of the Village of Croton-on-
22 Hudson, New York with a 5-0 vote.

23 WHEREAS a stipulation of settlement has been made to reduce the assessed value
24 of the property located at 5 O’Riley Court, designated on the tax maps as Section
25 67.20, Block 003, Lot 035.12, for the current fiscal year from \$37,460 to \$28,095,
26 and

1 WHEREAS as a result of this reduction, it has determined that a property tax refund
2 in the amount of \$2,607.54 is warranted,

3 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
4 authorizes the Village Treasurer to issue a refund to the property owner in the
5 amount of \$2,607.54.

6 **Resolution #132 of 2022**

7 On motion of TRUSTEE GALLELLI, seconded by TRUSTEE SIMON, the following
8 resolution was adopted by the Board of Trustees of the Village of Croton-on-
9 Hudson, New York with a 5-0 vote.

10 WHEREAS on July 22, 2019, the Village of Croton-on-Hudson Board of Trustees
11 approved a 25-year lease agreement with Ecogy Energy of Brooklyn, New York, for
12 the roof of the DPW Garage located at 435 Yorktown Road to be used for
13 community solar purposes, and

14 WHEREAS Ecogy Energy has advised the Village that it wishes to exercise its option
15 under the lease to assign a security interest in the project to National Cooperative
16 Bank ("the Lender"); and

17 WHEREAS a consent agreement has been drafted to memorialize this action,

18 NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the
19 Village Manager to sign the consent agreement with Ecogy Energy and the Lender;
20 and

21 BE IT FURTHER RESOLVED: that this agreement is subject to the final approval of
22 the Village Attorney.

23 7. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

24 Ed Riely, 110 Truesdale Drive, Croton on Hudson, expressed his
25 displeasure that Westchester County completely closed down the Playland
26 Pool and the County's Croton Beach during the week, continued to ask
27 that the Board insist that Westchester County, MTA and the School Board
28 give back to the Village in some way, also commented on other issues not

1 pertaining to Village business, comments can be heard by logging onto
2 the following:

3 <https://play.champds.com/crotononhudsonny/event/795>

4 8. APPROVAL OF MINUTES:

5 Motion to approve the minutes as amended of the Regular Meeting held
6 on August 15, 2022, was made by Trustee Rosales. Motion was seconded
7 by Trustee Simon and approved with a 5-0 vote.

8 Motion to approve the minutes of the Executive Session held on August
9 22, 2022, was made by Trustee Simon. Motion was seconded by Trustee
10 Rosales and approved with a 5-0 vote.

11 9. REPORTS:

12 Trustee Rosales advised that on September 14th the Zoning Board of Appeals
13 will hold a meeting at 8:00pm, on September 17th, the Village-Wide Tag-Sale
14 will be held from 10am-4pm.

15 Trustee Simon advised that this past Saturday the Arts and Crafts Festival
16 was held and it was a wonderful event, Fire Council meeting was held on
17 August 30th, Fire-Fair will be held October 2nd, Rotary Club Car Show
18 September 25th, commended the Regional Rotary for working on funding for
19 bird houses in our parks and trails and thanked out Bird Commissioner, Cary
20 Andrews, who is volunteering to work with some of the local organizations on
21 determining locations and maintenance if they are successful in getting the
22 grant, August 26th "Cone with a Cop" was held and thanked Croton Corners
23 for hosting as well as the Police Chief and the entire Police Department,
24 August 27th EMS Explorers held a car wash, on August 26th he had the
25 opportunity to ride around with Park Ranger Greenbaum, he learned
26 firsthand some of the challenges they have and commended Park Ranger
27 Greenbaum for doing a great job, our "125th Committee" continues to make
28 progress and thanked the Manager for convening a meeting on the future of
29 the EMS Headquarters.

1 Trustee Gallelli stated that the Croton Artisans Festival was a wonderful
2 event with a large amount of vendors and artistry on display, September 10th
3 the Yacht Club will hold their River Day, it is a very big event for the entire
4 community with lots of activities, for more information you may log onto
5 their website: <http://www.crotonyachtclub.org/>, September 11th the Village
6 along with the Town of Cortlandt and Village Buchanan will hold a ceremony
7 at 1:00pm at Croton Landing with a procession to the memorial, the "125
8 Anniversary" Committee is hard at work and we look forward to hearing from
9 them soon and wished Treasurer Daniel Tucker a Happy Birthday.

10 Trustee Horowitz stated that the Arts and Crafts Festival was a wonderful
11 event and thanked the Croton Council of the Arts for making it easy for
12 people to participate, Croton Conservation Advisory Council is planning a
13 community wide clean-up event from September 16th through the 18th, called
14 "Croton Sweep 2022", more information can be found on the Village's
15 website, Fallfest/Octoberfest is Saturday October 1st, and reminded everyone
16 that school is open and asked everyone to please drive safely.

17 Mayor Pugh reflected on this past Labor-Day and stated that if the last few
18 years have shown anything it is the importance of our labor force for the
19 continuity of our civilization and expressed his deep appreciation to our work
20 force who provide critical services to our community.

21 Village Manager Healy advised that this Friday, September 9th at Vassallo
22 Park at 7:00pm, the Knights of Columbus will be holding a special celebration
23 to thank the Croton Police Department, EMS, Fire Department, DPW and
24 Croton Harmon Schools for their dedication and service during the Pandemic,
25 a Code Red was sent out on Saturday letting everyone know that the
26 Department of Environmental Protection would be discharging water into the
27 Croton River and that our Croton River waterfront parks would be closed
28 today and tomorrow. Village Manager Healy advised that he received an
29 update from County Executive George Latimer advising of the drought
30 situation in Westchester County along with various voluntary water
31 restrictions, Manager Healy stated that the Village's water source is very
32 solid, and we do not have an issue at this time and while Croton does not
33 have an issue he encouraged residents to try to reduce their usage. Village

1 Manager Healy stated that due to Westchester County closing their Croton
2 Beach during the week, coupled with hot temperatures, the Village
3 experienced record numbers of residents using Silver Lake this summer and
4 thanked the staff for an outstanding job while they were dealing with
5 shortages of lifeguards.

6 There being no further business to come before the Board, a motion to close
7 the meeting was made by Trustee Simon. Motion was seconded by Trustee
8 Gallelli and approved with a 5-0 vote. Meeting adjourned at 8:00pm

9 Respectfully submitted,

10 Judy Weintraub, Board Secretary

11 _____
12 Paula DiSanto, Village Clerk