

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY was held on Monday, October 3, 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 Daniel Tucker	Trustee Rosales 9
Village Attorney Linda Whitehead	Trustee Simon 10

11

1. CALL TO ORDER

Mayor Pugh called the meeting to order at 7:03 pm. 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 22231231 to 22231450*. The motion was seconded by Trustee Rosales and approved with a 5-0 Vote.

General Fund	\$98,601.15
Water Fund	\$14,384.82
Sewer Fund	\$4,078.85
Capital Fund	\$81,018.28
Trust Fund	\$1,255.29

3. PUBLIC HEARING:

Continuation of a Public Hearing to consider Local Law Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022 to amend Chapter 230 of the Village Code, entitled "Zoning" in relation to the Harmon/South Riverside Gateway District and the Light Industrial District.

Adam Decker, 13 Ackerman Court, Croton on Hudson, stated that he supports the Local Laws, he believes that the Planning Board did a very extensive thorough analysis of their proposed recommended changes which include the ability for extra commercial space in the Harmon Gateway. Mr. Decker added that the Transit-Oriented Development has the opportunity to add market rate apartments which we know are sorely missing in Croton.

Trustee Simon stated that Mr. Decker chaired our Housing Task Force Study and what we are proposing is due in part to the work of that

1 committee and we are encouraged that any new building would have at
2 least a ten percent affordability component.

3 Village Manager Healy stated that at our last meeting a question was
4 raised regarding the change in assessed valuation for those properties
5 located within the Harmon/South Riverside Gateway Overlay District.
6 Village Manager Healy explained that the Gateway District consists of 43
7 parcels, the 2012 Assessment Roll shows that these parcels had a
8 combined assessed valuation of \$652,030, 10 years later, the 2022
9 Assessment Roll, showed a combined assessed valuation of \$751,100,
10 and we can see that over the past decade the valuation of these parcels
11 has increased by almost \$100,000, or 15.2%, much of this can be
12 attributed to the new mixed-use building at 379 South Riverside Avenue,
13 which in 2012 was assessed at \$21,000 and in 2022, the parcel was
14 assessed at \$100,000.

15 Village Manager Healy advised that since our last meeting he received the
16 following letters: Westchester County Planning Board letter dated
17 September 16, 2022 stating that they are generally in support of the
18 Local Laws, but they have a concern for the need for "complete streets",
19 memo from the Waterfront Advisory Committee dated September 22,
20 2022 indicating that they found the Local Laws to be consistent with the
21 Village's LWRP, memo from the Village's Planning Board dated September
22 23, 2002 recommending that the Board consider not allowing all
23 residential buildings in the area between Oneida and one parcel south on
24 Benedict, (See page 8 of the Planning Board's memo), and that it is
25 important to keep a portion of the Harmon Business District strictly
26 commercial with the opportunity to have mixed use on the upper floors.
27 Village Manager Healy stated that the Village Board needs to decide if
28 they wish to make any changes to the current Law or proceed with the
29 Law as it is currently written.

30 Croton Planning Board Memo:

31 [https://play.champds.com/ATT/crotononhudsonny/2022-](https://play.champds.com/ATT/crotononhudsonny/2022-10/62fe858a7da0665fec558a67acfc652c8cdd0a17.pdf)
32 [10/62fe858a7da0665fec558a67acfc652c8cdd0a17.pdf](https://play.champds.com/ATT/crotononhudsonny/2022-10/62fe858a7da0665fec558a67acfc652c8cdd0a17.pdf)
33

1 Waterfront Advisory Committee Memo

2 [https://play.champds.com/ATT/crotononhudsonny/2022-](https://play.champds.com/ATT/crotononhudsonny/2022-09/124f28327868b0e880a5e70093d9210e5a02190e.pdf)
3 [09/124f28327868b0e880a5e70093d9210e5a02190e.pdf](https://play.champds.com/ATT/crotononhudsonny/2022-09/124f28327868b0e880a5e70093d9210e5a02190e.pdf)
4

5 Westchester County Planning Board Memo

6 [https://play.champds.com/ATT/crotononhudsonny/2022-](https://play.champds.com/ATT/crotononhudsonny/2022-09/764a7f9721aca910711191696afdbe838728d5e7.pdf)
7 [09/764a7f9721aca910711191696afdbe838728d5e7.pdf](https://play.champds.com/ATT/crotononhudsonny/2022-09/764a7f9721aca910711191696afdbe838728d5e7.pdf)
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9 Written Comment:

10 Memo from Nance Shatzkin, 132 Old Post Road North, Croton on Hudson,
11 states that as President of the Croton Housing Network she is writing in
12 support of the zoning changes that would allow the addition of housing
13 units on the old "upper lot" at the railroad station, the potential for mixed
14 income housing on that property, which by law would also include
15 affordable units, would be a plus for the community and all who were able
16 to live there, we are suffering an acute housing shortage in Westchester
17 County, and this proposed change and development offers a fantastic
18 opportunity for the Village to help and urged the Board's support for the
19 necessary changes.

20 Mayor Pugh asked Village Attorney Whitehead what impact would there
21 be on the timeline for adopting the current proposed Local Law if we
22 considered the suggestion from the Planning Board and would we need
23 any additional studies from AKRF?

24 Village Attorney Whitehead stated that if the Board were to amend the
25 Local Law, we would have to re-notice it because it is a substantive
26 change, Village Attorney Whitehead did not believe that we would need an
27 additional study as long as we leave those certain areas where they are
28 for mixed use which what it is now.

29 Trustee Gallelli stated that she was present at the Planning Board meeting
30 when this was discussed, the Planning Board's concerns are about
31 development and would like to hear AKRF's thoughts on the reality of
32 development there.

1 Aaron Werner of AKRF stated that the Planning Board's suggestion would
2 reduce the potential development, but it is up to the Village if they would
3 like them to "re-package" that or keep it as is. Mr. Werner stated that the
4 Village looked at this because there has been more of a demand for
5 housing then for commercial use and reminded everyone that all
6 residential would still be under a Special Use Permit approval process that
7 involves an environmental review as well as meeting the goals and
8 objectives of the Special Permit.

9 Mayor Pugh asked if the Board would have that level of discretion during
10 the Special Permit Application review, even though we authorized things
11 to be all multi-family, but we felt it was heading in the wrong direction.

12 Village Attorney Whitehead stated that a Special Permit use, which is
13 what this would be, is considered a permitted use provided that the
14 criteria in the Code are satisfied, some of the things that the Board would
15 need to determine during that review process are things like community
16 character and infrastructure, and if the Board felt at that time that we've
17 had too much all residential we can start to take another look. Village
18 Attorney Whitehead stated that the commercial demand has been
19 extremely limited in this area and is why we are considering this to
20 encourage redevelopment in this area. Village Attorney Whitehead
21 emphasized that mixed-use is still permitted and we might still get both.

22 Mayor Pugh stated that when we are talking about
23 community/neighborhood character, the loss of supportive retail such as a
24 laundry or a local corner store could negatively impact tenants in multi-
25 family buildings.

26 Village Attorney Whitehead stated that these types of businesses will be
27 market driven and building more residential developments increases the
28 demand and could create more commercial uses in those areas.

29 Trustee Gallelli stated that it is important that there are still options and
30 reminded everyone that the Board gets to examine every development
31 that is proposed and make decisions based on the circumstances

1 surrounding it and if we find that development is heavily going in one
2 direction, we can take that as an opportunity to take a second look.

3 Village Attorney Whitehead stated that this is exactly what the Board is
4 doing now, taking a second look, and responding to what has happened
5 over the last ten years.

6 Trustee Simon asked if other communities in our Region with existing
7 mixed-use neighborhoods are putting a prohibition on new multi-family
8 housing unless it has a commercial/retail component.

9 Village Attorney Whitehead stated that the trend is to allow all residential
10 because the commercial space is not always viable.

11 Trustee Horowitz stated that the Planning Board spent a long time talking
12 about this and their letter explains their position that they want to keep
13 the area in the "red space" (see page 8 of the Planning Board's memo) as
14 a commercial area and did not want all residential. Trustee Horowitz said
15 that we have four brand new housing developments in the works which is
16 big considering that Croton has not built anything for over fifteen years
17 and by opening the door to only residential development and reducing the
18 commercial aspect at a time when we are building new residential units
19 does not seem to make sense.

20 Village Manager Healy explained that the same process the Board took when
21 they received the Special Permit application for an all-residential building at 1380
22 Albany Post Road (in the North End Gateway District) will be the same process
23 that the Board will do in this area."

24 Trustee Gallelli explained that a Comprehensive Plan outlines the goals
25 and objectives in terms of land use for your community and that is why it
26 is recommended that Comprehensive Plans be revised, our 2003
27 Comprehensive Plan was updated in 2017 and it gave us a chance to take
28 a second look at our goals and objectives and as our community evolves,
29 our Zoning is meant to be an implementation of that Comprehensive Plan.

1 Trustee Horowitz asked what were the goals and objectives that the
2 Comprehensive Plan had.

3 Trustee Gallelli stated that she does not know the exact working, but it
4 had to do with achieving more housing.

5 Trustee Horowitz stated that it is not that we do not have any housing
6 proposals on the table and believes that the four proposed housing
7 developments will more than provide the units that Croton is missing.

8 Mayor Pugh stated that the Housing Needs Assessment indicated that we
9 have two-hundred households that are spending more than half of their
10 income on rent, and those four proposals will not cover those two
11 hundred households and does not believe what is currently being
12 proposed is adequate.

13 Trustee Rosales stated that we should have minimal control over the
14 housing market, there are only certain tools and levers to pull to
15 adequately create the space, but the issue of income is a whole other
16 discussion.

17 Trustee Horowitz stated that people cannot afford the rent they are
18 paying now so why would building more residential necessarily mean that
19 they could, even though a percentage of those units are affordable.

20 Mayor Pugh stated that a certain percentage of almost all new multi-
21 family housing will be affordable and based on the four projects we have
22 in the pipeline, we are going to make significant strides in addressing the
23 affordable housing crises, but we are not going to be half in to covering
24 that group of people who are very acutely affected.

25 Trustee Simon stated that we have been working on this for about a year,
26 with the presumption that we are doing this re-zoning effort for the
27 purpose of bringing about greater housing opportunities and Mr. Decker
28 and Nance Shatzkin, the Chairperson of the Croton Housing Network,
29 believe we are going in the right direction. Trustee Simon stated that he
30 does not believe that we should have an absolute prohibition on a housing

1 development if it does not have a retail or commercial component, the
2 Board has a lot of power and authority when it comes to these projects,
3 as well as the Planning Board and he is not afraid of listening to the
4 market and does not want to see us tying our hands on a project which
5 could be beneficial to the community.

6 Trustee Rosales asked how we balance this with the parking concerns
7 expressed by our current businesses because we will have more people
8 and more cars and are we looking to solve the housing problem of
9 Westchester County or for Croton.

10 Trustee Gallelli stated that any new housing development or commercial
11 development in the Gateway Zone requires on-site parking.

12 Village Attorney Whitehead stated that any of the complaints we are
13 hearing from businesses about parking is because those businesses are in
14 older buildings that were not required to have on-site parking and it is
15 their employees that are having issues, any new buildings will be required
16 to provide on-site/off-street parking.

17 Trustee Horowitz stated that there is still a problem with parking in the
18 South Riverside area and while we have made certain suggestions, we
19 hope that they will be carried through.

20 Mayor Pugh stated that commercial uses require more parking, more
21 people coming and going for businesses to stay in business, the parking
22 issue is going to remain with us for years to come and we will have to fine
23 tune it indefinitely.

24 Trustee Horowitz stated that the Planning Board suggested keeping it as a
25 commercial area and she agrees.

26 Trustee Gallelli stated that the Planning Board raised good points, but she
27 believes that our discussion this evening lends itself against that kind of
28 elimination of an opportunity in that District and the fact that it is by
29 Special Permit, it gives us a great deal of flexibility in every situation.

1 Mayor Pugh stated that if you look at this area there is a vacant
2 commercial building and a partially vacant commercial space, so the
3 question is, on what basis do we have to not allow a property owner to
4 develop their property as a multi-family development and what separates
5 the area south of Benedict from the area north of Benedict and why would
6 it make sense to require a commercial component and then in another
7 allow just multi-family.

8 Village Manager Healy said that it looks like the Planning Board is
9 requiring that parcel number 30 (in the red boundary) on the corner of
10 Benedict and South Riverside have a commercial component but next
11 door to that parcel, parcels 28 and 29 which is a vacant lot, they could do
12 anything since they are not included in that red boundary.

13 Village Attorney Whitehead stated that the real question is the viability of
14 commercial.

15 Trustee Rosales stated that he would just like to resolve the congestion
16 issue as we bring in new development for both businesses and housing
17 before we move forward

18 Trustee Gallelli stated that this is something we would review when we
19 have an application before us.

20 Trustee Simon emphasized that we are not talking about the possibility of
21 any housing replacing active, functioning retail or commercial, but rather
22 if there was to be an opportunity it would be on a vacant or unused
23 property, and we would determine if that proposal was in the character of
24 the neighborhood and the issue of making parking better for business
25 employees and customers never stops. Trustee Simon thanked the
26 Planning Board for raising the issue of neighborhood character as well as
27 underscoring our responsibility should we go forward.

28 Mayor Pugh stated that we all share the same objectives, and he does not
29 want to see it turn into an all-residential area because businesses are
30 critical to the support of residential properties but based on what our
31 Attorney and Consultant has advised, we can address those concerns

1 through the Special Permit process without needing to micro-manage the
2 exact mix in our Code.

3 Village Manager Healy also added that we are not finished with this
4 process, the Board will have to go through the SEQRA review, the LWRP
5 Consistency Review as well as a Determination of Significance before
6 adopting the Law.

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

10 4. RESPONSES TO QUESTIONS SUBMITTED BY E-MAIL: None

11 5. CORRESPONDENCE:

12 a. Letter from NYS Senator Peter Harckham dated September 28, 2022,
13 regarding the allocation of a \$100,000 CREST (Community Resiliency,
14 Economic Sustainability, and Technology) Grant to the Village of
15 Croton-on-Hudson.

16 [https://play.champds.com/ATT/crotononhudsonny/2022-](https://play.champds.com/ATT/crotononhudsonny/2022-09/c8517cbef5ea698bb0a171eddba9846633bc534c.pdf)
17 [09/c8517cbef5ea698bb0a171eddba9846633bc534c.pdf](https://play.champds.com/ATT/crotononhudsonny/2022-09/c8517cbef5ea698bb0a171eddba9846633bc534c.pdf)

18 b. Referral from the Town of Ossining regarding the creation of a special
19 permit use for artist communities

20 [https://play.champds.com/ATT/crotononhudsonny/2022-](https://play.champds.com/ATT/crotononhudsonny/2022-09/28ab189c19f56534eb8396474f28230a934ca128.pdf)
21 [09/28ab189c19f56534eb8396474f28230a934ca128.pdf](https://play.champds.com/ATT/crotononhudsonny/2022-09/28ab189c19f56534eb8396474f28230a934ca128.pdf)

22 6. PUBLIC COMMENTS ON AGENDA ITEMS - none

23 7. RESOLUTIONS:

24 **Resolution #138 of 2022**

25 On motion of TRUSTEE GALLELLI, seconded by TRUSTEE the following was
26 adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York
27 with a - vote.

1
2 WHEREAS Historic Hudson Valley (HHV) is a non-profit organization which owns and
3 maintains the historic Van Cortlandt Manor property, located on South Riverside
4 Avenue, and

5 WHEREAS the Village and HHV entered into a Memorandum of Understanding
6 ("MOU") dated November 2009 in connection with a proposed project to improve
7 South Riverside Avenue and the access to Van Cortlandt Manor, a National Historic
8 Landmark site in the Village of Croton-on-Hudson, New York (PIN 8760.11) and
9 have been awarded SAFETEA-LU funds by the New York State Department of
10 Transportation ("NYSDOT"), and

11 WHEREAS the Village agreed to serve as Sponsoring Agency and HHV, the owner
12 and operator of Van Cortlandt Manor, had agreed to serve as Administering Agency
13 under the MOU, and

14 WHEREA, by Resolution adopted on March 21, 2011, the Board of Trustees of the
15 Village approved the Project, and

16 WHEREAS by Resolution adopted on July 6, 2022, the Village Manager was
17 authorized to execute the original Memorandum of Understanding with the NYSDOT
18 for the Van Cortlandt Manor Entrance Improvement Project for the period ending
19 September 30, 2023, and

20 WHEREAS Historic Hudson Valley is now seeking to revise certain provisions of the
21 MOU,

22 NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized
23 to execute the revised Memorandum of Understanding with Historic Hudson Valley
24 in connection with the proposed project to improve South Riverside Avenue and the
25 access to Van Cortlandt Manor.

26 DISCUSSION

27 Village Manager Healy advised that none of the changes were substantial, the
28 Village is just a pass-through for the funding and is at no cost to the Village.

29 **Resolution #139 of 2022**

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

4 WHEREAS Chapter 197-15 of the Village Code, entitled "Snow and Ice on
5 Sidewalks", provides for the property owner or lessee to keep the adjoining
6 sidewalk free from snow and ice, subject to certain parameters specified in the law,
7 and

8 WHEREAS Chapter 197-15, subsection D, provides for the Village to cause the snow
9 and ice to be removed from the sidewalk if not done by the homeowner within the
10 prescribed 12-hour period, and

11 WHEREAS Chapter 197-15, subsection E, provides for the Village to charge the
12 property owner for the cost of the removal of the snow and ice, and

13 WHEREAS last year, the Village contracted with La Teja Contractors & Landscaping,
14 Inc. to perform this work, and

15 WHEREAS La Teja has agreed to hold their rates from last year for this work at
16 \$65/hour for snow shoveling, \$85/hour for snow blowing, \$125/hour for using a
17 skid steer, and \$30/bag for use of calcium chloride,

18 NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized to
19 enter into a contract with La Teja Contractors & Landscaping, Inc. for snow removal
20 services for the 2022-2023 winter season.

21 **Resolution #140 of 2022** - RESOLUITON TABLED

22 **Resolution #141 of 2022**

23 On motion of TRUSTEE SIMON, seconded by TRUSTEE HOROWITZ, the following
24 resolution was adopted by the Board of Trustees of the Village of Croton- on-
25 Hudson, New York, with a 5-0 vote.

26 WHEREAS the Village of Croton-on-Hudson broadcasts and records a variety of
27 public meetings live over local Cable TV and streamed over the Internet, and

1 WHEREAS the current Audio-Visual equipment for the broadcast system only
2 supports SD quality and the equipment is old and unreliable, and

3 WHEREAS the Village is seeking to upgrade the audio, visual and sound system in
4 the Georgianna Grant Public Meeting Room, and

5 WHEREAS the Village has received a quote from One Vision Solutions of Irving,
6 Texas for a total of \$35,996, and

7 WHEREAS \$30,000 in funding for this project is available in capital project account
8 H1620.2000.20376, and

9 WHEREAS the remaining \$5,996 in funding for this capital project was not included in
10 the 2022-2023 General Fund budget,

11 NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the
12 Village Treasurer to transfer \$5,996 from Contingency Account A1990.4000 to the
13 following account: H1620.2000.20376 - \$5,996

14 **Resolution #142 of 2022**

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

18 WHEREAS the Village of Croton-on-Hudson is committed to pursuing waste
19 reduction and recycling, and

20 WHEREA, the New York State Department of Environmental Conservation has
21 awarded a grant to the Village in the amount of \$14,332 for the establishment of a
22 six-month pilot residential food scrap management program organized by the
23 Sustainability Committee, and

24 WHEREAS Westchester County has established the Residential Food Scrap
25 Transportation and Disposal Program to maximize the benefits of food scrap
26 recycling by making the collection and processing of residential food scraps
27 economically feasible for municipalities, participation in which is voluntary, and

1 WHEREAS Westchester County requires the execution of an Intermunicipal
2 Agreement to participate in the Residential Food Scrap Transportation and Disposal
3 Program,

4 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
5 authorizes the Village Manager to execute the Intermunicipal Agreement between
6 the Village of Croton-on-Hudson and Westchester County in substantially the same
7 form as attached hereto, and

8 BE IT FURTHER RESOLVED that the Village Manager is herein authorized to
9 undertake all administrative acts required pursuant to the terms of the Agreement.

10 For more information about the program, you can log onto the following:

11 [https://www.crotononhudson-ny.gov/sustainability-](https://www.crotononhudson-ny.gov/sustainability-committee/news/croton%E2%80%99s-food-scrap-recycling-program-starts-january-2023)
12 [committee/news/croton%E2%80%99s-food-scrap-recycling-](https://www.crotononhudson-ny.gov/sustainability-committee/news/croton%E2%80%99s-food-scrap-recycling-program-starts-january-2023)
13 [program-starts-january-2023](https://www.crotononhudson-ny.gov/sustainability-committee/news/croton%E2%80%99s-food-scrap-recycling-program-starts-january-2023)

14 **Resolution #143 of 2022**

15 On motion of TRUSTEE HOROWITZ, seconded by TRUSTEE SIMON, the following
16 resolution was adopted by the Board of Trustees of the Village of Croton- on-
17 Hudson, New York, with a - vote.

18 WHEREAS providing clean drinking water and protecting our local rivers, bays,
19 lakes, streams, and waterfronts from pollution is paramount to quality of life in New
20 York State and the Village of Croton-on-Hudson, and

21 WHEREAS modernizing water infrastructure will safeguard clean water, reduce
22 flooding, reduce lead exposure and other public health threats, and create job, and

23 WHEREAS Westchester County is vulnerable to extreme weather including deadly
24 heat from rising temperatures and flooding from severe storms that put people,
25 properties, and public assets across the County at risk, and

26 WHEREAS upgrading transportation and stormwater infrastructure, restoring
27 natural resources, growing urban forests, building green roofs, and upgrading
28 cooling centers will reduce the impact of extreme weather, saving lives and money,
29 and

1 WHEREAS the COVID-19 pandemic demonstrated the importance of outdoor
2 recreation and access to fresh, local food, as people flocked to local parks and
3 sought out healthy foods for their families, and

4 WHEREAS upgrades to facilities at state and local parks and preserves and the
5 creation of new outdoor recreational areas will benefit our region by protecting
6 wildlife habitat, providing more people access to nature, and creating jobs in the
7 outdoor recreation economy, and

8 WHEREAS the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022
9 would authorize the four billion and two hundred million dollars of bonds to finance
10 critical environmental restoration, clean water, and infrastructure projects across
11 New York State, and

12 WHEREAS the funds would be targeted towards protecting clean water, reducing
13 flood risk, restoring natural resources, protecting open space and farmland, and
14 reducing the pollution that causes climate change, and

15 WHEREAS the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022
16 was passed by the New York State Legislature as part of the 2022-23 New York
17 State Budget and will appear on the November 8, 2022, New York State General
18 Election Ballot for voter approval, and

19 WHEREAS the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022
20 includes strong labor provisions and will support more than 84,000 family-
21 sustaining jobs for New Yorkers, and

22 WHEREAS the Clean Water, Clean Air, Green Jobs Environmental Bond Act of 2022
23 would enable New York State and the Village of Croton-on-Hudson to address
24 pollution and public health threats in disadvantaged communities by directing at
25 least 35% with a goal of 40% of the measure's funding to address hazardous
26 conditions in such communities,

27 NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of
28 Croton-on-Hudson supports passage of the Clean Water, Clean Air, Green Jobs
29 Environmental Bond Act of 2022.

30 **Resolution #144 of 2022**

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

4 WHEREAS pursuant to § 467 of the Real Property Tax Law, the Village of Croton-
5 on-Hudson maintains a senior tax exemption at the maximum level of 50% for
6 those senior citizens earning \$29,000/year or less, and

7 WHEREAS on August 8, 2022, New York State adopted legislation increasing the
8 income eligibility level for the senior property tax exemption from \$29,000 to
9 \$50,000, and

10 WHEREAS the option to increase the income eligibility level for the senior property
11 tax exemption must be exercised through adoption of a local law, ordinance, or
12 resolution after public hearing, and

13 WHEREAS Local Law Introductory No. 14 of 2022 has been drafted to reflect such
14 language,

15 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
16 schedules a Public Hearing for October 17, 2022, at 7:00 PM in the Georgianna
17 Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider
18 increasing the income eligibility level for the senior property tax exemption.

19 **Resolution #145 of 2022**

20 On motion of TRUSTEE GALLELLI, seconded by TRUSTEE ROSALES, 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 the Village has received complaints regarding the property located at 16
24 Franklin Avenue, designated on the tax maps as Section 79.13, Block 004, Lot 024,
25 and

26 WHEREAS the complaints are generated by the condition of the property area, and

1 WHEREAS the Village's Code Enforcement Officer has issued an Order to Remedy
2 Violations – Ten Day Notice, dated September 26, 2022, which was hand-delivered,
3 and

4 WHEREAS Section 179-2 of the Village Code requires all property to be maintained
5 and, upon failure of the property owner to maintain said property, provides for
6 Village cleanup, after proper notice to the property owner, with the cost of the
7 cleanup being assessed against the property,

8 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees finds that
9 there are ongoing violations of the Village Law and State Codes as indicated above
10 and that these violations must be abated to protect the health, safety, and welfare
11 of the Village residents, and

12 BE IT FURTHER RESOLVED that the Village Board hereby authorizes the Code
13 Enforcement Officer to take any action he deems necessary if the Order to Remedy
14 is not satisfied by October 6, 2022, and

15 BE IT FURTHER RESOLVED: that the total costs of removing all weeds, brush,
16 refuse, rubbish, and other materials will be added to the Village tax bill for 16
17 Franklin Avenue.

18 8. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

19 Thomas Chadeayne, 13 Park Trail, Croton on Hudson, stated that his
20 property has been suffering from flooding for the past eight years, and
21 brought this to the attention of the Village back in 2015, he spent over
22 \$46,000 in 2017 for drainage to take on the water from Mount Airy and
23 Mountain Trail, his home flooded again in August 2020. Mr. Chadeayne
24 stated that his driveway was in such disrepair from the run-off that it was
25 difficult to maneuver his son's wheelchair, and now he has been told that
26 the project that was supposed to be done on Mount Airy is being
27 postponed until next year which is unacceptable.

28 Ed Riely, 110 Truesdale Drive, Croton on Hudson, shared his feelings and
29 concerns on State and local politics, to view Mr. Riely's comments, you
30 may log onto following:

1 <https://play.champds.com/crotononhudsonny/event/801>

2 Signe Bergstrom, 228 Hessian Hills Road, Croton on Hudson, stated that
3 she believes that the Board is in receipt of a proposed update to the
4 Village Code regarding Communication Towers, it is her understanding
5 that these updates will ensure that the Board would have maximum
6 decision-making authority rather than allowing decisions to be defined by
7 the FCC, and asked that the Board take this under consideration.

8 9. APPROVAL OF MINUTES:

9 Motion to approve the minutes as amended of the Regular Meeting held
10 on September 19, 2022, was made by Trustee Simon. Motion was
11 seconded by Trustee Rosales and approved with a 5-0 vote.

12 10. REPORTS:

13 Trustee Rosales thanked Chief of Police John Nikitopoulos for accompanying
14 him as they did a walk-through reviewing the area for Octoberfest/Fallfest.

15 Trustee Simon advised that the Croton Caring Committee participated in a
16 program with an organization called "Meals on Main" out of Portchester and
17 this past Saturday their food truck was parked in the Asbury Church parking
18 lot and gave out 3,090 pounds of food within a two-hour period, the Croton
19 Rotary Club held their annual car show, Lindsay Audin received the coveted
20 "Levine Award" from the New York Planning Federation recognizing his
21 community service as the Chair of the Sustainability Committee for many
22 years, attended a Fire Council meeting and participated in the Fire Fair, the
23 Bicycle and Pedestrian Committee met and received a briefing from
24 Superintendent Balbi on a full range of projects that DPW is working on as
25 well as updating them on our Safe Streets and Roads Grant.

26 Trustee Gallelli stated that the Fire Fair was well attended and was a great
27 program for our community and looks forward to the annual window painting
28 and goblin walk.

29 Trustee Horowitz advised that on October 11th the Diversity and Inclusion
30 Committee will hold a discussion surrounding Hispanic Heritage month, more

information can be found by logging onto the following:
<https://www.crotononhudson-ny.gov/diversity-and-inclusion-committee/events/64281>, New York State Assemblywoman Sandy Galef will be hosting a virtual Town Hall on October 12th entitled "Heat Pumps 101", more information can be found by logging onto the following:
<https://nyassembly.gov/mem/Sandy-Galef/story/103712>, for information on voting you may log onto the following: <https://www.elections.ny.gov/>

Mayor Pugh made the following appointments:

Terrence McGarty	Conservation Advisory Council	Term Expires December 2023
Riley Moeller	Bicycle Pedestrian Committee	
Steve Krisky	Bicycle Pedestrian Committee	
Roger Miller	Assessor	Term Expires December 2022

Village Manager Healy thanked Cathy Quinn for organizing the annual Halloween dog parade, congratulated Lindsay Audin on being recognized by the New York Planning Federation and announced that Janet Meyer was elected to the Westchester County Senior Citizens Hall of Fame.

There being no further business to come before the Board, a motion to close the meeting was made by Trustee Horowitz. Motion was seconded by Trustee Simon and approved with a 5-0 vote. Meeting adjourned at 9:08pm

Respectfully submitted,

Judy Weintraub, Board Secretary

Paula DiSanto, Village Clerk