



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Mayor
Brian Pugh

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Sherry Horowitz
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Village Manager
Bryan T. Healy

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Village Clerk
Pauline DiSanto

To: Board of Trustees
From: Bryan Healy, Village Manager
Date: November 17, 2022
Re: Village-Owned Parcels

As the Board is aware, Local Law 14 was recently adopted, which has expanded the special permit uses in the Light Industrial (LI) zoning district to include transit-oriented residential housing. The Village-owned parcel known as “Lot A” of the Croton-Harmon Train Station parking lot is included within the LI zoning district. I would like to begin the process of drafting a request for proposals from interested developers of the parcel. The Board will need to advise what specific conditions it would like to see from a future development on this site (percentage of affordable units, maximum number of units, all residential vs. mixed-use, etc.).

Secondly, there is another Village-owned parcel located at 119 Radnor Avenue (at the five corners intersection) that is potentially a buildable lot. According to a record search done by Village Engineer Daniel O’Connor, a home was originally proposed for this lot in 1957; for some reason, it was never built. The lot was then deeded to the Village in 1959 and has remained vacant since that time. With the Board’s permission, I would like to work with an organization that provides veteran housing to donate this lot to them. Being that this lot is located directly across from our armed forces memorial, it would be a fitting tribute to provide this lot to them to build a home for a veteran returning from service. It would also return this lot to the tax rolls, providing a small but not insignificant increase in our assessed valuation.

Please let me know if you have any questions regarding the above. Thank you.