

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY was held on Tuesday, November 1, 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 and lead everyone in the Pledge of Allegiance.

2. APPROVAL OF VOUCHERS

Trustee Rosales made a motion to approve the following *Fiscal Year Vouchers, claims numbered 22231629 through 22231905*. The motion was seconded by Trustee Simon and approved with a 5-0 Vote.

General Fund	\$144,539.90
Water Fund	\$31,856.06
Sewer Fund	\$5,780.72
Capital Fund	\$63,683.69
Trust Fund	\$483.03

3. PUBLIC HEARING:

A Motion to open a Public Hearing to consider Local Law Introductory No. 15 of 2022, to delete Chapter 197-9 of the Code of the Village of Croton on Hudson, entitled "General Use Regulations for Street Trees", to align with provisions in Section 208 of the Village Code entitled "Trees" was made by TRUSTEE SIMON. Motion was seconded by TRUSTEE HOROWITZ and approved with a 5-0 vote.

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

Resolution 160-2022

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-Hudson,
3 New York, with a 5-0 vote.

4 WHEREAS §197-9 of the Village Code, general use regulations related to street
5 trees, has been found to be inconsistent with the provisions outlined in §208 of the
6 Village Code, Trees, and

7 WHEREAS the Village wishes to amend the code to remove redundant and
8 inconsistent language applicable to the care and maintenance of street trees, and

9 WHEREAS Local Law Introductory No. 15 of 2022, has been drafted for such
10 purposes,

11 WHEREAS a Public Hearing on Local Law Introductory No. 15 was opened and closed
12 on November 1, 2022,

13 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby adopts
14 Local Law Introductory No. 15 of 2022 to delete §197-9 of the Code of the Village
15 of Croton-on-Hudson, General Use Regulations for Street Trees, to align with
16 provisions in §208, which upon adoption becomes Local Law No. 12 of 2022.

17 DISCUSSION:

18 Trustee Simon stated that this new section is very comprehensive and gives the
19 Village all of the protections needed to have a good powerful tree provision.

20 4. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL – none

21 5. CORRESPONDENCE

22 a. Memo from Village Manager Bryan Healy dated November 1, 2022,
23 regarding the Croton Lions Club Christmas Tree Sale.

24 [https://play.champds.com/ATT/crotononhudsonny/2022-](https://play.champds.com/ATT/crotononhudsonny/2022-11/7ce01bb0ba83ff883543b1bd0cd2ce0ad574aaf8.pdf)
25 [11/7ce01bb0ba83ff883543b1bd0cd2ce0ad574aaf8.pdf](https://play.champds.com/ATT/crotononhudsonny/2022-11/7ce01bb0ba83ff883543b1bd0cd2ce0ad574aaf8.pdf)

26 On motion by Trustee Horowitz and seconded by Trustee Simon the
27 Board of Trustees of the Village of Croton on Hudson approved the
28 request from the Croton Lions Club to hold their Christmas Tree sale

on South Riverside Avenue as detailed in their letter dated November 1, 2022. Motion was approved with a 5-0 vote.

- b. Letter from New York Power Authority and Clean Path NY dated October 11, 2022, regarding the submission of an application for a Certificate of Environmental Compatibility and Public Need for the Clean Path NY Transmission Line project

<https://play.champds.com/ATT/crotononhudsonny/2022-10/59905452fbc565d8fbedfbc98f3a2356a1dab2f0.pdf>

Village Manager Healy advised that the Village does not have any oversight over this project, the project is handled by the NYS Public Service Commission, plans for the project are available on their website or can also be viewed at the Hendrick Hudson Public Library.

- c. Email from John Munson, President of the Croton Fire Council, dated October 25, 2022, regarding membership status changes in the Croton Fire Department.

6. PUBLIC COMMENTS ON AGENDA ITEMS - none

7. RESOLUTIONS:

Resolution #161 of 2022

On motion of TRUSTEE HOROWITZ seconded by TRUSTEE SIMON 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 of Trustees is considering the adoption of Local Law Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022, collectively the Proposed Action making certain revisions to its Zoning Law and Map in the area of the Harmon/South Riverside Gateway Overlay (HSRG) and Light Industrial (LI) District, and

WHEREAS on September 6, 2022, the Village Board of Trustees declared itself Lead Agency for SEQRA purposes for the Proposed Action, determined the Proposed Action to be a Type 1 Action, and circulated the Full EAF Part 1 and Supplemental Narrative prepared by its consultant AKRF Environmental, Planning, and Engineering Consultants of White Plains, New York, and

1 WHEREAS the Proposed Action is comprised of the adoption of Local Laws and not
2 any proposed development, and therefore sections D and E of the Full EAF Part 1
3 describing project related details were not required to be filled in, and

4 WHEREAS the Proposed Action is an adoption of zoning text and map changes with
5 no physical changes or projects specifically proposed, and SEQRA therefore requires
6 the Lead Agency to consider the relative impacts based on the proposed changes as
7 compared to the existing zoning, and to focus its analysis on the impacts of the
8 changes and not on potential impacts of potential future development, and

9 WHEREAS the Village Board as Lead Agency has reviewed the entire record,
10 including the Full EAF Part 1 and Supplemental Narrative, together with Local Law
11 Introductory No. 11 of 2022, and Local Law Introductory No. 12 of 2022, focusing
12 on the changes from existing zoning, as well as comments received from the
13 Planning Board and the public comment, and additional analyses prepared by AKRF,
14 and

15 WHEREAS, at its meeting on October 17, 2022 the Village Board reviewed the Full
16 EAF Part 2 and verbally answered the questions set forth therein based upon the
17 entire record, and with specific reference to information in Part 1 as identified in the
18 Part 2 form, and determined that no potential impacts were identified as moderate
19 to large, and therefore no additional analysis was required in a Part 3, and directed
20 the preparation of the Part 2 and Part 3 forms and a negative declaration under
21 SEQRA for adoption, and

22 WHEREAS the Village Board desires to memorialize its discussion and findings with
23 respect to its SEQRA determination of significance as set forth at the October 17,
24 2022, meeting in written form, and

25 WHEREAS in connection with the Proposed Action the Village Board is required to
26 make a "Determination of Consistency" with the LWRP policy standards and
27 conditions, and

28 WHEREAS AKRF Environmental, Planning, and Engineering Consultants of White
29 Plains, New York, has prepared a Coastal Assessment Form in connection with the
30 Proposed Action in accordance with the Village's Local Waterfront Revitalization
31 Program (LWRP), and

1 WHEREAS the Village Board has duly referred this matter to the Village Waterfront
2 Advisory Committee which has made and provided in writing to the Village Board a
3 recommendation of consistency with the LWRP policy standards and conditions, and

4 WHEREAS at its meeting on October 17, 2022, the Village Board reviewed each of
5 the 44 policies and sub-policies thereunder set forth in the LWRP and the
6 explanation of each policy as set forth in the LWRP, and

7 WHEREAS the Village Board desires to memorialize its discussion and findings with
8 respect to its determination of consistency as set forth at the October 17, 2022,
9 meeting in written form,

10 NOW THEREFORE BE IT RESOLVED as follows: that based upon the entire record on
11 the Proposed Action and the above, the Village Board of Trustees hereby issues and
12 adopts the EAF Parts 2 and 3 Determination of Significance attached hereto, and
13 adopts a Negative Declaration under SEQRA in connection with this action, and

14 BE IT FURTHER RESOLVED as follows: the Village Board makes the following
15 findings regarding the applicability of the LWRP policies and the consistency of the
16 Proposed Action with those policies and conditions of the LWRP which it found
17 applicable:

18 Policy 1A - Existing planning and zoning documents should be reviewed and
19 amended where necessary to ensure development within the community is
20 consistent with adopted goals and policies. The Village Board found that this policy
21 was applicable to the proposed action in that it is a zoning modification which
22 should be reviewed pursuant to this policy. The Board found the action is consistent
23 with this policy as the proposed zoning amendments will result in development
24 which is consistent with the adopted goals and policies of the Village. The intent of
25 the amendment is to encourage the restoration, revitalization, and redevelopment
26 of properties in this area in particular for residential uses.

27 Policy 5 - Encourage the location of development in areas where public services and
28 facilities essential to such development are adequate, except when such
29 development has special functional requirements or other characteristics which
30 necessitate its location in other coastal areas. The Village Board found that this
31 policy is applicable and that the proposed action is consistent and complies with this
32 policy as it encourages development in areas where public services and facilities are

adequate. Utility connections are available and mass transit (rail and bus) are within walking distance.

Policy 5A - When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist. The Village Board found that this policy is applicable and that the proposed action is consistent and complies with this policy as it directs development within the Harmon and train station area within close proximity to existing water and sewer distribution lines. Policy 5B - The extension of water and sewer distribution lines beyond areas currently served should be undertaken cautiously and with prudent regard for Village water resources and the preservation of environmental values in undeveloped areas. The Village Board found that this policy is applicable and that the proposed action is consistent and complies with this policy. While extension of the public sewer system will be necessary to serve the TOD area and some minor extensions of the water distribution system may be required for some additional development in the Harmon area, capacity exists, and the extensions are easily accomplished. The remaining policies and conditions of the LWRP not specifically discussed above were reviewed and found not to be applicable, and

BE IT FURTHER RESOLVED as follows: based upon the above, the Village Board of Trustees confirms its determination that the Proposed Action, the adoption of Local Law Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022, collectively the Proposed Action making certain revisions to its Zoning Law and Map in the area of the Harmon/South Riverside Gateway Overlay (HSRG) and Light Industrial (LI) District, complies with the policy standards and conditions set forth in the Village's LWRP.

DISCUSSION:

Trustee Gallelli stated that this is the culmination of discussions the Board had over the last few weeks, she is satisfied with the thorough review of the conditions in the both the EAF and the LWRP Consistency Review and what is being presented this evening is what we discussed during that review process.

Trustee Simon concurred with Trustee Gallelli's comments, the Board also had substantial help during this process not only from AKRF, but our Planning Board, Waterfront Advisory Committee and residents who shared their thoughts, and he believes that the Board is making good judgements that will go well for the future.

1 Trustee Horowitz asked if the intention of the inclusion of multi-family housing in
2 the new re-zoned Overlay District is to create more housing, it is her opinion that
3 she would rather wait a couple of years since we already have three large housing
4 projects in the pipeline to see how those housing units impact the community and
5 would like our commercial/retail district in this area kept as is.

6 Mayor Pugh stated that this particular resolution specifically addresses the
7 Declaration of Significance, the following resolutions speak more to policy
8 considerations, where we will have the opportunity to address Trustee Horowitz's
9 concerns.

10 **Resolution #162 of 2022**

11 On motion of TRUSTEE GALLELLI, seconded by TRUSTEE SIMON the following
12 resolution was adopted by the Board of Trustees of the Village of Croton-on-
13 Hudson, New York, with a 4-1 vote, with Trustee Horowitz voting Nay.

14 RESOLUTION FOR ADOPTION OF LOCAL LAW INTRODUCTORY NO. 11 OF 2022 TO
15 AMEND THE PROVISIONS OF THE ZONING CODE OF THE VILLAGE OF CROTON-ON-
16 HUDSON TO EXPAND THE AREA OF, AND MODIFY THE ZONING REGULATIONS FOR
17 AND RELATED TO, THE HARMON/SOUTH RIVERSIDE GATEWAY AREA

18 WHEREAS since 2007, the Village of Croton-on-Hudson the Village has been
19 considering ways to encourage revitalization and reduce commercial vacancies in
20 the Harmon area, and is desirous of introducing a mixed use/TOD concept to an
21 area of the Village well-suited for such development, and

22 WHEREAS the Village Board solicited proposals for consultant planning services for
23 potential zoning changes to and expansion of the Harmon Gateway zoning district,
24 and

25 WHEREAS on June 7, 2021, the Village Board retained AKRF of White Plains, New
26 York to provide such services, including the preparation of zoning text and map
27 amendments for the Harmon/South Riverside Gateway ("HSRG") Overlay,
28 completion of a Full Environmental Assessment Form ("EAF") Part 1, supplemental
29 studies for the Village's environmental review, and attendance at various Village
30 meetings and public hearings, and

31 WHEREAS the scope of the original proposed work was expanded to include
32 viewshed analyses, an assessment of the feasibility of establishing a transit-

1 oriented zoning district in the area, and visual profile sections from residential
2 areas, and

3 WHEREAS the results of AKRF's analyses were presented to the Village in a
4 memorandum dated August 5, 2022, and

5 WHEREAS the memorandum recommended proposed revisions to the Zoning Code
6 to expand the Harmon/South Riverside Gateway area and encourage residential
7 development in that area, and to modify the regulations for the Light Industrial
8 ("LI") zoning district in the area near the Metro-North Croton-Harmon Train Station
9 to allow for transit-oriented residential development (collectively the "Proposed
10 Action"), and

11 WHEREAS the Village Board thereafter directed the preparation of Local Law
12 Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022
13 incorporating the recommendations of the analyses together with the issuance of a
14 Coastal Assessment Form ("CAF") in connection with the Proposed Action, and

15 WHEREAS on September 6, 2022, the Village Board declared itself to be Lead
16 Agency under SEQRA, and circulated the proposed Local Laws, Full EAF, CAF, and
17 analyses to various interested agencies including the Village Planning Board, the
18 Westchester County Planning Board, and the Village Waterfront Advisory
19 Committee, and

20 WHEREAS on September 16, 2022, the Village Board received a favorable letter
21 from the Westchester County Planning Board and on September 23, 2022, received
22 a memo from the Planning Board with recommendations, and

23 WHEREAS the Village Board held a public hearing to consider Local Law
24 Introductory No. 11 of 2022, and Local Law Introductory No. 12 of 2022, on
25 September 19, 2022, which was continued to October 3, 2022, and closed, and

26 WHEREAS the Village Board discussed comments received at the public hearing as
27 well as the recommendations received from the Planning Board at subsequent
28 meetings and requested that AKRF provide further information and review
29 regarding some of the comments and issues raised, and

30 WHEREAS after discussion at its October 17, 2022, meeting the Village Board has
31 adopted a Negative Declaration in connection with the Proposed Action and

determined the Proposed Action is consistent with the policies and conditions set forth in the Local Waterfront Revitalization Program, and

WHEREAS the Village Board has considered all comments received both verbally and in writing as part of the public hearing and throughout this process, together with all other documents and correspondence which are a part of the record on this matter,

NOW THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby adopts Local Law Introductory No. 11 of 2022 to amend the provisions of the Zoning Code of the Village of Croton-on-Hudson to expand the area of, and modify the zoning regulations for and related to, the Harmon/South Riverside Gateway Area, which upon adoption becomes Local Law No. 13 of 2022.

DISCUSSION:

Trustee Gallelli stated that after considerable discussion and public hearings she believes that this will implement what the studies performed by AKRF called for and is the next logical step, since 2010 when we implemented the last change, we had one new building, and we can see that these things play out over a long period of time, part of this process is that any such development will require a Special Permit and will be judged individually based on the conditions at that time.

Trustee Simon stated that this is the culmination of a lengthy process, a lot of work went into this, but there is a lot more for the Board to do in terms of the implementation and we will see how the private and development communities reacts to it as well.

Mayor Pugh emphasized that this is a change to the Village code, not an approval of any specific project, and it is about giving property owners options while still being under Village oversight because of the Special Permit requirement, the Village has the right and obligation as part of the Special Permit process to undertake a thorough review of each project to make sure that the infrastructure in the area is sufficient to meet the demands that an individual project would place on it. Mayor Pugh stated that we all agree that we view this as a commercial area but if there is a situation where a storefront has been vacant, he believes it is better to be a multi-family project rather than an empty storefront. Mayor Pugh added that we do not want a situation where successful and critical businesses that make the area

1 livable are pushed out and all of these considerations will be part of the review
2 process.

3 Trustee Horowitz stated that ten years ago when we rezoned this area, it was to
4 encourage the construction of housing units which had not been constructed for
5 over a decade, we are currently in a very different situation today where we now
6 have three approved new housing projects, and she does not understand the
7 downside to wait and see how those projects proceed and if in fact, as Attorney
8 Whitehead mentioned at the October 3rd meeting, "building more residential
9 increases demand for more commercial", if that is the case, then we wouldn't really
10 want to encourage another use in our commercial and her preference would be to
11 hold off on that particular piece of legislation. Trustee Horowitz reminded everyone
12 that the Planning Board did recommend the same and asked that we exclude that
13 one block on Riverside Avenue as all residential.

14 **Resolution #163 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 RESOLUTION FOR ADOPTION OF LOCAL LAW INTRODUCTORY NO. 11 OF 2022 TO
19 AMEND THE PROVISIONS OF THE ZONING CODE OF THE VILLAGE OF CROTON-ON-
20 HUDSON TO EXPAND THE AREA OF, AND MODIFY THE ZONING REGULATIONS FOR
21 AND RELATED TO, THE HARMON/SOUTH RIVERSIDE GATEWAY AREA

22 WHEREAS since 2007, the Village of Croton-on-Hudson the Village has been
23 considering ways to encourage revitalization and reduce commercial vacancies in
24 the Harmon area, and is desirous of introducing a mixed use/TOD concept to an
25 area of the Village well-suited for such development, and

26 WHEREAS the Village Board solicited proposals from for consultant planning
27 services for potential zoning changes to and expansion of the Harmon Gateway
28 zoning district, and

29 WHEREAS on June 7, 2021, the Village Board retained AKRF of White Plains, New
30 York to provide such services, including the preparation of zoning text and map
31 amendments for the Harmon/South Riverside Gateway ("HSRG") Overlay,
32 completion of a Full Environmental Assessment Form ("EAF") Part 1, supplemental

1 studies for the Village's environmental review, and attendance at various Village
2 meetings and public hearings, and

3 WHEREAS the scope of the original proposed work was expanded to include viewshed
4 analyses, an assessment of the feasibility of establishing a transit-oriented zoning
5 district in the area, and visual profile sections from residential areas, and

6 WHEREAS the results of AKRF's analyses were presented to the Village in a
7 memorandum dated August 5, 2022, and

8 WHEREAS the memorandum recommended proposed revisions to the Zoning Code
9 to expand the Harmon/South Riverside Gateway area and encourage residential
10 development in that area, and to modify the regulations for the Light Industrial
11 ("LI") zoning district in the area near the Metro-North Croton-Harmon Train Station
12 to allow for transit-oriented residential development (collectively the "Proposed
13 Action"), and

14 WHEREAS the Village Board thereafter directed the preparation of Local Law
15 Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022
16 incorporating the recommendations of the analyses together with the issuance of a
17 Coastal Assessment Form ("CAF") in connection with the Proposed Action, and

18 WHEREAS on September 6, 2022, the Village Board declared itself to be Lead
19 Agency under SEQRA, and circulated the proposed Local Laws, Full EAF, CAF, and
20 analyses to various interested agencies including the Village Planning Board, the
21 Westchester County Planning Board, and the Village Waterfront Advisory
22 Committee, and

23 WHEREAS on September 16, 2022, the Village Board received a favorable letter
24 from the Westchester County Planning Board and on September 23, 2022, received
25 a memo from the Planning Board with recommendations, and

26 WHEREAS the Village Board held a public hearing to consider Local Law
27 Introductory No. 11 of 2022 and Local Law Introductory No. 12 of 2022 on
28 September 19, 2022, which was continued to October 3, 2022, and closed, and

29 WHEREAS the Village Board discussed comments received at the public hearing as
30 well as the recommendations received from the Planning Board at subsequent
31 meetings and requested that AKRF provide further information and review
32 regarding some of the comments and issues raise, and

1 WHEREAS after discussion at its October 17, 2022, meeting the Village Board has
2 adopted a Negative Declaration in connection with the Proposed Action and
3 determined the Proposed Action is consistent with the policies and conditions set
4 forth in the Local Waterfront Revitalization Program, and

5 WHEREAS the Village Board has considered all comments received both verbally
6 and in writing as part of the public hearing and throughout this process, together
7 with all other documents and correspondence which are a part of the record on this
8 matter,

9 NOW THEREFORE, BE IT RESOLVED that the Village Board of Trustees hereby
10 adopts Local Law Introductory No. 12 of 2022, to amend the provisions of the
11 Zoning Code of the Village of Croton-on-Hudson to allow for transit-oriented mixed
12 use and multi-family residential buildings in the Light Industrial Zoning District,
13 which upon adoption becomes Local Law No. 14 of 2022.

14 DISCUSSION

15 Trustee Simon stated that from his perspective a TOD (Transit-Oriented
16 Development) represents one of the most promising opportunities we have, it is
17 something that everyone in the Village should be excited about in terms of its
18 potential and believes that we will see some very interesting concepts for that
19 parcel of land that could meet a lot of the needs of our community.

20 Trustee Gallelli recommended that the community take a look at the 2003
21 Comprehensive Plan and review the suggestions and recommendations which
22 included a TOD (Transit-Oriented Development) at the Croton Harmon Railroad
23 Station and believes that if there ever was a location where a TOD would be
24 applicable it would be this location.

25 Mayor Pugh stated that he believes this Local Law is an appropriate response to two
26 critical issues, one is the housing crises as we know from the Westchester County
27 Housing Needs Assessment which indicated that there are two hundred households
28 in the Village that are spending half their income on rent, and three hundred and
29 forty-five homeowners that are also spending half their income on owner related
30 expenses, the other challenge is the impact on Village revenues specifically from
31 our Village-owned train station parking lot where a significant portion of the parking
32 lot still remains unused and it is clear that hybrid work or some form of that is here

1 to stay, and this development gives the Village flexibility to find alternative uses for
2 the property that will expand the tax base and provide revenue to the Village.

3 Trustee Horowitz asked if the TOD will be affordable housing?

4 Mayor Pugh stated that the details are to be determined but we do know that under
5 our existing code new buildings of ten units or more must have a ten percent set
6 aside for affordable units, but we also have the option of setting a higher
7 requirement if the Board chooses to do so.

8 Trustee Simon stated that the fact that we are the property owners gives the Board
9 the ability to design any aspect of what would ultimately go there, but we have to
10 wait to see what the market says and for the developers to tell us what they think
11 they are interested in versus our visions.

12 Trustee Horowitz stated that it is somewhat confusing when we speak about five
13 hundred households that are rent overburdened in relation to this one TOD because
14 in reality what we are talking about is possibly a dozen affordable housing units, we
15 all agree that we are in need of affordable housing, but that does not necessarily
16 mean that a project would be a way to even minimally impact the numbers we are
17 talking about who are overburdened with rent.

18 Mayor Pugh stated that we are making progress with the Katz property, 25 South
19 Riverside as well as 1380 Albany Post Road and this is how we make progress, one
20 project at a time and while he does not imagine an exclusive affordable
21 development on the Village owned parcel, we can require additional affordability
22 beyond ten percent during the Request for Proposal process.

23 Trustee Simon stated that market rate units could be very attractive as well to
24 those looking to downside but want to stay in Croton.

25 **Resolution #164 of 2022**

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

29 WHEREAS Croton-on-Hudson maintains a tax exemption for persons with disabilities
30 at the maximum level of 50% for qualified persons earning \$19,500/year or less,
31 and

1 WHEREAS on August 8, 2022, New York State adopted legislation increasing the
2 amount of income property owners may earn for the purpose of eligibility for the
3 property tax exemption for persons with disabilities, and

4 WHEREAS the option to increase the income eligibility level for the property tax
5 exemption for persons with disabilities must be exercised through adoption of a
6 local law, ordinance, or resolution after public hearing, and

7 WHEREAS Local Law Introductory No. 16 of 2022 has been drafted to reflect such
8 language,

9 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
10 schedules a Public Hearing for November 21, 2022, at 7:00 PM in the Georgianna
11 Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider
12 increasing the income eligibility level for the tax exemption for persons with
13 disabilities.

14 **Resolution #165 of 2022**

15 On motion of TRUSTEE ROSALES, 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 5-0 vote.

18 WHEREAS the Village of Croton-on-Hudson is legally required to follow the federally
19 mandated minimum wage for its employees which is currently set at \$7.25 per
20 hour, and

21 WHEREAS New York State has adopted a minimum wage rate schedule for various
22 parts of the state, and

23 WHEREAS although the Village is exempt from these schedules it recognizes the
24 need to set a higher minimum rate standard than the federal guidelines, and

25 WHEREAS the Village Board of Trustees has decided that it would follow the
26 schedule set for the remainder of New York State, and

27 WHEREAS this minimum wage policy as adopted would apply to all seasonal part-
28 time employees of the Village, including, but not limited to, camp counselors,
29 lifeguards, gate attendants and laborers,

1 NOW THEREFORE BE IT RESOLVED that the Village Manager is authorized to
2 implement a minimum wage of \$14.20 per hour as of December 31st, 2022, for all
3 seasonal part-time employees of the Village.

4 **Resolution #166 of 2022**

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

8 WHEREAS on January 4, 2021, the Village Board issued a Special Permit for a
9 multi-family residential building at 25 South Riverside Avenue ("the Project")
10 subject to various conditions, and

11 WHEREAS the developers have recently submitted limited support of excavation
12 (SOE) and proposed retaining wall plans to the Engineering Department, and

13 WHEREAS Daniel O'Connor, Village Engineer, desires assistance with review of these
14 specialized plans and

15 WHEREAS on October 18, 2022, LaBella Associates of Latham, New York, submitted a
16 proposal for professional services related to the review of this portion of the Project,

17 NOW THEREFORE BE IT RESOLVED that the Board of Trustees hereby authorizes
18 the Village Manager to execute the agreement between LaBella Associates and the
19 Village of Croton-on-Hudson for services related to the technical review of the
20 proposed Riverside Apartment project located at 25 South Riverside Avenue; and

21 BE IT FURTHER RESOLVED that funding for such expense is available in
22 A730.22415 (Escrow) \$4,500.00.

23 **DISCUSSION**

24 Village Manager Healy explained that it is the applicant that pays for the review of
25 their project, and they have submitted funds into an Escrow account for this review.

26 **Resolution #167 of 2022**

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

1 WHEREAS the Village of Croton-on-Hudson is currently unable to accept in-person
2 payments via credit card, and

3 WHEREAS a proposal has been received from Worldpay LLC of Symmes Township,
4 Ohio, to install credit card terminals in the main Village office, and

5 WHEREAS the vendor is under New York State contract (#PS68916) to provide
6 credit card processing services to local municipalities, and

7 WHEREAS this service will be provided free of charge to the Village,

8 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
9 authorizes the Village Manager to execute an agreement with Worldpay, LLC to
10 provide credit card processing services for the Village of Croton-on-Hudson subject
11 to the Village Attorney's review.

12 8. PUBLIC COMMENTS ON NON-AGENDA ITEMS - none

13 9. APPROVAL OF MINUTES:

14 Motion to approve the minutes of the Regular Meeting held on October
15 17, 2022, was made by Trustee Rosales. Motion was seconded by
16 Trustee Horowitz and approved with a 5-0 vote.

17 10. REPORTS:

18 Trustee Simon advised that on October 19th he attended the Bicycle and
19 Pedestrian Committee meeting wherein they endorsed the Village's new
20 powers to designate additional 25 mile per hour speed limits on certain
21 roads, on Saturday October 22nd he attended the Hessian Hills Balloon Test,
22 on October 22nd the Croton Caring Committee sponsored a "Meals on Main"
23 event in the Municipal Building Parking Lot, October 25th he attended the Fire
24 Council meeting, thanked the DPW and Recreation Departments for their
25 assistance in a very successful Goblin Walk and Halloween Dog Parade,
26 thanked Hudson Valley Gateway Chamber for helping to organize the Goblin
27 Walk, and announced that "The Clean Water Act" is celebrating its fiftieth
28 Anniversary.

29 Trustee Gallelli advised that she attended the Hessian Hills balloon test and is
30 happy that she got to speak with residents regarding their concerns, the 125
31 Anniversary Committee is forging ahead with many exciting programs, the

Seniors held their Halloween party this past Friday, thanked everyone for helping to make the Goblin Parade and Halloween Dog Parade a success, reminded residents that if they did not get a chance to attend the "Drug Take Back Day", they can still bring their unused drugs to the Police Station where a collection bin is provided in the lobby, the Veterans Day Ceremony will take place on Friday, November 11th at 11:00am at Five Corners.

Trustee Horowitz stated that the Goblin and Halloween Dog Parades were well attended and is pleased that trick or treating also went well throughout the Village and reminded everyone to get out and vote.

Mayor Pugh thanked Village Manager Healy for organizing a Covid Booster Clinic on November 15th. Mayor Pugh made the following appointment:

Adam Shapiro	Bicycle Pedestrian Committee
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Village Manager Healy thanked Cathy Quinn for organizing the Halloween Dog Parade, advised that the polling site at Chemical Engine has been moved to the Croton High School, thanked DPW for the phenomenal job they are doing working on various sidewalks throughout the Village, installing the floor at the Grand Street Firehouse, replacing pumps at the Nordica Sewer Pump Station in addition to picking up our garbage and leaves.

There being no further business to come before the Board, a motion to close the meeting was made by Trustee Rosales. Motion was seconded by Trustee Horowitz and approved with a 5-0 vote. Meeting adjourned at 8:15pm

Respectfully submitted,

Judy Weintraub, Board Secretary

Paula DiSanto, Village Clerk