

Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Monday, October 16, 2023, 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 – Via Zoom |
| Village Manager Bryan Healy                | Trustee Horowitz – Via Zoom |
| Village Treasurer Daniel Tucker            | Trustee Nicholson           |
| Associate for Village Attorney Taryn Ramey | Trustee Simon               |
| Assistant to Village Manager Emily Mancini |                             |

1. CALL TO ORDER

Mayor Pugh called the meeting to order at 7:00pm and led everyone in the Pledge of Allegiance.

2. Presentation of Certificates of Recognition from the New York Conference of Mayors (NYCOM) recognizing Village Employees Celebrating 25 years plus of Service: Mike Esposito 25 years, Chris Antonecchia 30 years, John O'Brien 35 years.

3. APPROVAL OF VOUCHERS

Trustee Simon made a motion to approve the following *Fiscal Year Vouchers, claims numbered 23242116 through 23242504*. The Motion was seconded by Trustee Gallelli and approved with a 5-0 Vote.

|              |              |
|--------------|--------------|
| General Fund | \$466,425.34 |
| Water Fund   | \$36,742.52  |
| Sewer Fund   | \$8,006.10   |
| Capital Fund | \$110,115.02 |
| Trust Fund   | \$4,766.02   |

4. PUBLIC HEARING:

A motion to open a Public Hearing to consider Local Law Introductory No. 18 of 2023 to amend Chapter 223, Water, of the Code of the Village of Croton on Hudson to clarify the responsible party for curb valves and curb valve boxes on private property was made by Trustee Simon. Motion was seconded by Trustee Nicholson and approved with a 5-0 vote.

Village Manager Healy advised that these changes were recommended by the Village Engineer and our Water Department Foreman. Village Manager Healy explained that most curb valves and curb valve boxes are located in the

Village's public right-of-way, but we have found that there are properties where these devices have been installed on private property and therefore not the responsibility of the Village's Water Department.

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

**Resolution 212 of 2023**

On motion of TRUSTEE SIMON, 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 would like to amend Chapter 223, Water, of the Code of the Village of Croton-on-Hudson to clarify the responsible party for curb valves and curb valve boxes on private property, and

WHEREAS Local Law Introductory No. 18 of 2023 has been drafted for such purposes, and

WHEREAS a public hearing was opened and closed on October 16, 2023,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby adopts Local Law Introductory No. 18 of 2023 to amend Chapter 223, Water, of the Code of the Village of Croton-on-Hudson, which upon adoption becomes Local Law No. 18 of 2023.

**DISCUSSION:**

Trustee Horowitz asked if those residents are aware that their curb valves and curb valve boxes are on their private property.

Village Manager Healy stated that he does not believe we have an actual list, this is something that gets discovered when a homeowner needs to have work done that requires their water service to be turned off, but residents should be aware of the location of the curb valve and curb valve box, and they can certainly reach out to the Water Department.

5. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL – none.

6. CORRESPONDENCE:

1 a. Draft letter from Village Manager Bryan Healy to New York State  
2 Department of Homes and Community Renewal requesting designation as a Pro-  
3 Housing Community.

4 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/61dd65d0329ec5ba7d829cfd127a050a7275c447.pdf)  
5 [10/61dd65d0329ec5ba7d829cfd127a050a7275c447.pdf](https://play.champds.com/ATT/crotononhudsonny/2023-10/61dd65d0329ec5ba7d829cfd127a050a7275c447.pdf)

6 Village Manager Healy's Memo dated October 17, 2023.

7 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/d705e71da85290380f1ab0c7a2d93704feb5324e.pdf)  
8 [10/d705e71da85290380f1ab0c7a2d93704feb5324e.pdf](https://play.champds.com/ATT/crotononhudsonny/2023-10/d705e71da85290380f1ab0c7a2d93704feb5324e.pdf)

9 Trustee Simon stated that they had the opportunity to be briefed by RuthAnne  
10 Visnauskas, Commissioner/CEO of the New York State Homes and Community  
11 Renewal at their last Municipal Officials meeting. Trustee Simon stated that as  
12 indicated in Village Manager Healy's memo, this is perfectly designed for Croton,  
13 and he looks forward to Croton getting this certification.

14 **Resolution:**

15 On motion by Trustee Simon and seconded by Trustee Horowitz the Board of  
16 Trustees of the Village of Croton on Hudson hereby authorizes the Village  
17 Manager to forward his letter to the Department of Homes and Community  
18 Renewal. Motion was approved with a 5-0 vote.

19 b. Notice of a Public Hearing from the Westchester County Rent Guidelines  
20 Board

21 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/5708d2f2204a5fadad617b021a0150d89a26fe74.pdf)  
22 [10/5708d2f2204a5fadad617b021a0150d89a26fe74.pdf](https://play.champds.com/ATT/crotononhudsonny/2023-10/5708d2f2204a5fadad617b021a0150d89a26fe74.pdf)

23 c. Request from Joe Streany, President of Washington Engine Company #2, to  
24 hold a raffle on December 11, 2023, for the Fire Company.

25 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/2fc4ef87d7fb72c77120d44a731d540111d29c89.jpg)  
26 [10/2fc4ef87d7fb72c77120d44a731d540111d29c89.jpg](https://play.champds.com/ATT/crotononhudsonny/2023-10/2fc4ef87d7fb72c77120d44a731d540111d29c89.jpg)

27 **Resolution:**

28 On motion by Trustee Gallelli and seconded by Trustee Horowitz, the Board of  
29 Trustees of the Village of Croton on Hudson hereby approves the request from

1 the Washington Engine Company to hold a raffle on December 11, 2022. Motion  
2 was approved with a 5-0 vote.

3 d. Letter from Westchester County Department of Senior Programs and  
4 Services announcing that Croton residents Cornelia Cotton and Carl Grimm  
5 have been selected for induction into the 2023 Westchester County Senior Hall  
6 of Fame.

7 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/d0322db87c896cddcdbf4b8c86a08240ff301d8d.pdf)  
8 [10/d0322db87c896cddcdbf4b8c86a08240ff301d8d.pdf](https://play.champds.com/ATT/crotononhudsonny/2023-10/d0322db87c896cddcdbf4b8c86a08240ff301d8d.pdf)

9 e. Email from John Munson, President/Secretary of the Croton Fire Council,  
10 regarding membership changes in the Croton Fire Department.

11 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/628f8798dec2f0d705108988899f0db184f3cd23.pdf)  
12 [10/628f8798dec2f0d705108988899f0db184f3cd23.pdf](https://play.champds.com/ATT/crotononhudsonny/2023-10/628f8798dec2f0d705108988899f0db184f3cd23.pdf)

13 f. Notification from Thomas Moore, Jr. advising of his intention to apply to the  
14 New York State Office of Cannabis Management for an Adult-Use Retail  
15 Dispensary License for a business to be located at 440 South Riverside  
16 Avenue.

17 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/34e3a74bad08b2f964dda5c57ebf90bbaa42b3bb.pdf)  
18 [10/34e3a74bad08b2f964dda5c57ebf90bbaa42b3bb.pdf](https://play.champds.com/ATT/crotononhudsonny/2023-10/34e3a74bad08b2f964dda5c57ebf90bbaa42b3bb.pdf)

19 [https://play.champds.com/ATT/crotononhudsonny/2023-](https://play.champds.com/ATT/crotononhudsonny/2023-10/5f2a12c29b693f1ed5cccdce509346f305301785.pdf)  
20 [10/5f2a12c29b693f1ed5cccdce509346f305301785.pdf](https://play.champds.com/ATT/crotononhudsonny/2023-10/5f2a12c29b693f1ed5cccdce509346f305301785.pdf)

21 Village Manager Healy explained that, per State Regulations and the Village's  
22 current Zoning Law, the business would be allowed to operate in this location  
23 as it is not within five hundred feet of a school, two hundred feet of a house of  
24 worship and is located within the C2 Zoning District. Village Manager Healy  
25 stated that the Village has thirty days to provide comments.

26 Trustee Nicholson asked if this business would need to go before the Planning  
27 Board.

28 Village Manager Healy stated that it would depend on what it was replacing, if  
29 it were going from one retail use to another it would not need to go before the  
30 Planning Board unless they were going to do some significant alterations to the  
31 existing facility.

1 Trustee Simon stated that the Cannabis Law governs certain things that we  
2 cannot touch, but generally speaking our Zoning Laws and Business Regulations  
3 would apply.

4 Trustee Nicholson asked when we should begin to submit our concerns to the  
5 Regulatory Board since this is the first application in this area and they do  
6 attract quite a lot of traffic.

7 Associate for Village Attorney Taryn Ramey stated that any comments that the  
8 Board submits to the Office of Cannabis Management will become part of the  
9 applicant's license record and considered by the "OCM." Ms. Ramey additionally  
10 stated that the review of traffic and the effect on the neighborhood and  
11 pedestrians is already built into the process, but if the Board has concerns it is  
12 important to put those concerns on record.

13 Mayor Pugh stated that since this is in a large private shopping complex the  
14 owner of the complex really has discretion and power over the management of  
15 parking, but the Board should include in our comments that a traffic/parking  
16 management plan by the applicant and the property owner should be  
17 performed.

18 Village Manager Healy stated that the areas that we are permitted to regulate  
19 are the hours of operation, visual and architectural integrity of the building if  
20 located in an historical district, parking, traffic control, odor, noise and distance  
21 requirements between other dispensaries, micro businesses and public youth  
22 facilities.

23 Mayor Pugh asked Village Manager Healy to prepare a draft of  
24 comments/questions to share with the Board at our Work Session next week.

25 7. PUBLIC COMMENTS ON AGENDA ITEMS

26 Marilyn Grantner, 115 Cleveland Drive, Croton on Hudson, stated that the  
27 proposed location for the Cannabis shop is currently next to a dance studio  
28 where young children attend on a regular basis and wanted the Board to be  
29 aware of that.

30 Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that we need to have  
31 a housing conference for all citizens in Croton so that everyone understands  
32 what Croton's plans are for the next five years, since there are five housing

1 projects in the works, he strongly urged the Board to suspend any changes to  
2 our Zoning until the public has had a series of public meetings.

3 Email from Miles Kafka, 39 Truesdale Drive, Croton on Hudson, dated October  
4 13, 2023, supporting the business that is proposing a cannabis dispensary at  
5 440 South Riverside.

6 8. RESOLUTIONS:

7 **Resolution 213 of 2023**

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

11 WHEREAS the Village of Croton-on-Hudson is desirous of supporting the efforts of the  
12 Croton Welcome Wagon to greet new members of our community, and

13 WHEREAS the Croton Welcome Wagon has provided welcome bags for over 40 new  
14 residents and hosted a community potluck at Senasqua Park, and

15 WHEREAS the Croton Welcome Wagon has provided a budget for these activities for this  
16 fiscal year, and

17 WHEREAS the Village and the Croton Welcome Wagon seek to formalize this relationship,  
18 and

19 WHEREAS up to \$425 shall be expended from June 1, 2023, through May 31, 2024, to  
20 reimburse the Croton Welcome Wagon for these services,

21 NOW THEREFORE BE IT RESOLVED that the Board of Trustees hereby authorizes the  
22 Village Manager to execute the agreement between the Croton Welcome Wagon and the  
23 Village of Croton-on-Hudson to support welcoming new residents throughout the year for  
24 the period beginning June 1, 2023, through May 31, 2024, and

25 BE IT FURTHER RESOLVED that funding for such expense is available in A7550.4000:  
26 Celebrations – Contractual.

27 **Resolution 214 of 2023**

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

4 WHEREAS the Village would like to amend and update the definition of family as stated in  
5 Chapter 230 Zoning, of the Code of the Village of Croton-on-Hudson, and

6 WHEREAS the Village Board is considering taking an action to adopt Local Law  
7 Introductory No. 19 of 2023 which has been drafted for such purposes, and

8 WHEREAS the Village has completed Part 1 of a Short Environmental Assessment Form  
9 (EAF) and a Coastal Assessment Form (CAF),

10 NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

- 11 1. The Village Board hereby determines that the Proposed Action is an Unlisted  
12 Action.  
13
- 14 2. The Village Board hereby declares itself to be the Lead Agency for SEQRA  
15 purposes in connection with the Proposed Action.  
16
- 17 3. The Village Board hereby issues the EAF and CAF which it has before it in  
18 connection with the Proposed Action.  
19
- 20 4. The Village Board hereby refers to the Village Planning Board the Draft Law for a  
21 report back to the Village Board in accordance with Village law.  
22
- 23 5. The Village Board hereby refers the Draft Law, the EAF and the CAF to the  
24 Village Waterfront Advisory Committee for a recommendation back to the  
25 Village Board in accordance with Village Law.  
26
- 27 6. The Village Board hereby refers the Draft Law, the EAF and the CAF the  
28 Westchester County Planning Board for review in accordance with law.  
29
- 30 7. The Village Board hereby directs Village staff to make any other circulations and  
31 notifications regarding the Proposed Action as may be required by law.  
32

33 DISCUSSION:

Village Manager Healy stated that this resolution is a result of discussions we had last month and based on those discussions, we have a newly revised definition for Family that he believes incorporates all of the changes that the Board wanted to see.

**Resolution 215 of 2023**

On motion of TRUSTEE SIMON, seconded by TRUSTEE HOROWITZ, 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 on December 3, 2018, the Board of Trustees unanimously adopted a resolution to issue a special permit to New York SMA Limited Partnership d/b/a Verizon Wireless for the collocation of a personal wireless facility at 1 Van Wyck Street, and

WHEREAS the special permit was issued with a number of conditions as recommended by the Village Engineer and Planning Board, and

WHEREAS the permit expires on December 3, 2023, and must be renewed in accordance with the Telecommunications Chapter of the Village Code, and

WHEREAS the Village has received a request for renewal from Verizon Wireless and the associated special permit application fee,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby schedules a Public Hearing on October 30, 2023, at 7:00 PM in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider the special permit renewal application from Verizon Wireless.

**Resolution 216 of 2023**

On motion of TRUSTEE SIMON, seconded by TRUSTEE NICHOLSON, 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 of Croton-on-Hudson owns the Grand Street Fire House, housing Chemical Engine Company and Columbian Hook & Ladder Company, and

WHEREAS in 2021 Antonucci & Associates of Pelham, New York documented the existing condition of the engine room floor and recommended a series of actions to improve the surface and structure of the firehouse, and



WHEREAS additional funding is required for the construction necessary to completing the project, and

WHEREAS the Village Manager and the Village Treasurer recommend amending the 2023-2024 General Fund budget to account for these factors,

NOW THEREFORE BE IT RESOLVED that the Village Treasurer is authorized to make the following budget amendment to the 2023-2024 General Fund budget as follows:

GENERAL REVENUE

Increase

A1000.4960 – Federal Emerg Disaster-FEMA \$63,000

GENERAL EXPENSES

Increase

A9901.9030 – Transfer to Capital Fund \$63,000

CAPITAL REVENUE

Increase

H1000.5031.23444 – Transfer from General Fund \$63,000

CAPITAL EXPENSES

Increase

H3410.2102.23444 – Grand Street Firehouse Upgrades \$63,000

**Resolution 217 of 2023**

On motion of TRUSTEE SIMON, 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 of Trustees has resolved to authorize the Village Manager to declare Village property as surplus once it has reached the end of its useful life, and

WHEREAS the Village recently auctioned off six vehicles and pieces of equipment which were determined to be surplus, and

WHEREAS the total proceeds from this auction were \$47,375, and

WHEREAS Superintendent of Public Works Frank Balbi has requested that these funds be transferred into the DPW equipment capital account to fund the Village's fleet maintenance program,

NOW THEREFORE BE IT RESOLVED that the Village Treasurer is authorized to amend the 2023-2024 General Fund Budget and 2023-2024 Capital Fund Budget in the amount of \$47,375 as follows:

GENERAL REVENUE

Increase

|                                 |          |
|---------------------------------|----------|
| A1000.2665 - Sales of Equipment | \$47,375 |
|---------------------------------|----------|

GENERAL EXPENSES

Increase

|                                       |          |
|---------------------------------------|----------|
| A9901.9030 - Transfer to Capital Fund | \$47,375 |
|---------------------------------------|----------|

CAPITAL REVENUE

Increase

|                                               |          |
|-----------------------------------------------|----------|
| H1000.5031.24467 - Transfer from General Fund | \$47,375 |
|-----------------------------------------------|----------|

CAPITAL EXPENSES

Increase

|                                  |          |
|----------------------------------|----------|
| H5110.2010.24467 - DPW Equipment | \$47,375 |
|----------------------------------|----------|

DISCUSSION:

Village Manager Healy advised that by using this money to make the purchases now it will save the Village money from costs associated with borrowing.

9. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Ed Riely, 110 Truesdale Drive, Croton on Hudson, addressed the immigration crises in America, objected to the Village putting small landlords in Croton under the Rent Guidelines Board, concerned that meetings held by the Diversity and Inclusion Committee, where they are drawing up declarations for the Board to adopt with respect to the Statement of Inclusivity, are not open to the public, expressed his concern that there are no Republicans serving on any of the major Boards in the Village, including the Board of Education and the Library Board.

Mr. Riely addressed other issues not pertaining to Village business, to hear those comments you may log onto the following link.

<https://play.champds.com/crotononhudsonny/event/895> (section 00.31.02)

Marilyn Grantner 115 Cleveland Drive, Croton on Hudson, asked if the Board knows how many people watch Board meetings remotely.

Village Manager Healy advised that the Village broadcasts meetings live on Channel 78 for those who are Cablevision subscribers and live on our website, but we do not have the ability to know how many people are watching from those venues, but we do know that we have two people watching via Zoom this evening and seventeen people who are watching through Facebook.

Tony Granger, Half Moon Bay, Croton on Hudson, thanked Village Manager Healy for responding to his F.O.I.L. requests with respect to the Chica Festival. Mr. Granger noted that the applicant for the Chica Festival was not a Croton resident nor a local business owner. Mr. Granger addressed issues pertaining to Transgender and believes parents should not be left out of the decision process. To listen to his entire comments, you may log onto the Village Website:

<https://play.champds.com/crotononhudsonny/event/895> (Section 00.51.05)

#### 10. APPROVAL OF MINUTES:

Motion to approve the minutes as amended of the Regular Meeting held on September 26, 2023, was made by Trustee Simon. The motion was seconded by Trustee Nicholson and approved with a 5-0 vote.

Motion to approve the minutes as amended of the Special Meeting held on October 10, 2023, was made by Trustee Simon. The motion was seconded by Trustee Nicholson and approved with a 5-0 vote.

#### 11. REPORTS

Trustee Nicholson stated that she supports every effort to get more people involved and to watch our meetings and continues to support the Zoom format and reminded everyone that emailing the Board is another means for residents to address their concerns. Trustee Nicholson thanked all those involved in the Run Against Hunger as well as those who worked on the successful Octoberfest. Trustee Nicholson advised that the Police Advisory Committee is holding their

Town Hall meeting tomorrow at 6:00pm in the Georgianna Grant meeting room.

Trustee Simon thanked the Croton Business Council for putting together a great Octoberfest, the 125<sup>th</sup> Anniversary Committee put together a wonderful party yesterday at the Croton Yacht Club celebrating Croton's connection to the River, on October 2<sup>nd</sup> the first meeting of our All Croton Business Group was held, the Town of Ossining is working on a bike-share program and we are looking forward to participating when the program expands, thanked Pedego Bikes on Riverside Avenue for their generosity in helping one of our local residents who expressed the need for a bike for medical purposes and on September 30<sup>th</sup> the Village hosted Meals on Main in our Municipal Parking Lot.

Trustee Gallelli encouraged residents to attend the Police Advisory Committee's Town Hall meeting tomorrow evening, the Telecommunications Committee met earlier this evening focusing on finalizing a survey that will be sent out to residents and Halloween window painting will be held this Saturday.

Trustee Horowitz advised that the Croton Conservation Council is organizing the first Repair Café which is scheduled to take place in the Community Room at Village Hall on December 9<sup>th</sup>, the committee is still looking to recruit "fixers" as well as volunteers, for more information you may email her at her Village email.

Mayor Pugh advised that the Village's 2003 Comprehensive Plan recognized the need for Affordable Housing in the Village as well as in the 2017 Comprehensive Plan that was adopted unanimously by a Board of mixed composition politically, and reminded everyone that any amendments to our Zoning Code will have to go through an extensive SEQRA process as well as Public Hearings. Mayor Pugh directed everyone to the Village's Website for upcoming events and congratulated Our Savior Lutheran Church on their 90<sup>th</sup> Anniversary.

**Resolution**

On motion by Trustee Simon and seconded by Trustee Nicholson the Board of Trustees of the Village of Croton on Hudson approved the following Mayoral appointments. Motion was approved with a 5-0 vote.

|                                    |                                    |
|------------------------------------|------------------------------------|
| Arts & Humanities Advisory Council | Samantha Raines (term ending 2024) |
| Conservation Advisory Council      | Lance Amato (term ending 2024)     |

Mayor Pugh also announced the following appointments:

|                                          |                                                                   |
|------------------------------------------|-------------------------------------------------------------------|
| 125 <sup>th</sup> Anniversary Committee  | Bob Whiting, Linda Simon, Jim Christensen                         |
| Diversity & Inclusion Committee          | Cristina Alvarez Arnold (as chair), William Begley, Kenna Weiner  |
| Sustainability Committee                 | Alexandra Barkan                                                  |
| Advisory Board on the Visual Environment | Matt Berger (term ending 2024)<br>Jen DeLarosa (term ending 2025) |

Village Manager Healy advised that a second Covid vaccination clinic will be held on November 17<sup>th</sup>, an email will be sent out to the community.

There being no further business to come before the Board a motion to close the meeting was made by Trustee Simon. The motion was seconded by Trustee Gallelli and approved with a 5-0 vote. The meeting was adjourned at 8:27pm

Respectfully submitted,

Judy Weintraub, Board Secretary

---

Paula DiSanto, Village Clerk