



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

Mayor

Brian Pugh

Trustees

Ann Gallelli

Sherry Horowitz

Nora Moriarty Nicholson

Len Simon

Village Manager

Bryan T. Healy

Village Treasurer

Daniel Tucker

Village Clerk

Pauline DiSanto

To: Board of Trustees
From: Bryan Healy, Village Manager
Date: November 21, 2023
Re: 1 Half Moon Bay Drive Update

At the request of Mayor Pugh, I have reviewed the documentation that the Village has in its possession related to the property at 1 Half Moon Drive. As mentioned at the last Village Board meeting, the property has been sold and the new owners met with myself and other Village officials earlier this year as part of the due diligence process before closing on the property.

The enclosed PowerPoint presentation was provided as part of that meeting and the Village Attorney has determined that such information is permitted to be released publicly. As I stated at the last meeting, the property is currently being leased and no petitions or applications have been filed with my office or the Village Engineer's office.

However, that does not preclude an application or petition at some point in the future. As discussed in my earlier memo, should the owner seek to change the underlying zoning for the parcel, it would be a discretionary decision for the Board of Trustees, subject to SEQR review and usual process for the adoption of an amendment to the Village code, including a public hearing.

Please let me know if you have any questions. Thank you.