

Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, May 8, 2024, 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 Murtaugh
Village Manager Bryan Healy	Trustee Nicholson
Village Attorney Linda Whitehead	Trustee Politi
Village Treasurer Daniel Tucker	Trustee Simon
Assistant to the Village Manager Emily Mancini	

1. Mayor Pugh called the meeting to order at 7:00pm and led everyone in the pledge of allegiance.

2. APPROVAL OF VOUCHERS

Trustee Simon made a motion to approve the following *Fiscal Year Vouchers, claims numbered 23245688 through 23245892*. The Motion was seconded by Trustee Politi and approved with a 5-0 Vote.

General Fund	\$344,341.86
Water Fund	\$23,955.35
Sewer Fund	\$1,781.41
Capital Fund	\$12,727.59
Trust Fund	\$501.82

3. RESPONSE TO QUESTIONS SUBMITTED BY EMAIL – none.

4. CORRESPONDENCE

- a. Letter from the Westchester Municipal Planning Federation providing notification that the “Maple Commons” project has been awarded its Planning Achievement Award.

<https://play.champds.com/ATT/crotononhudsonny/2024-05/2b3cd585e7888732d55d8f7cb8bf46bee5869d26.pdf>

Village Attorney Whitehead stated that the Westchester Municipal Planning Federation will be awarding the “Legacy Award” posthumously to Ann Gallelli in recognition of her many years of service to the organization serving as a Board Member and President as well as recognizing all the contributions she made to Croton.

- 1 b. Letter from Denise Harrington-Cohen, Assistant Superintendent for
2 Business at Croton-Harmon Union Free School District, requesting a
3 fee waiver for certain project costs at PVC Middle School.

4 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-05/f67a2dd3512bb9a2bd79da576bcd0057d9137168.pdf)
5 [05/f67a2dd3512bb9a2bd79da576bcd0057d9137168.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-05/f67a2dd3512bb9a2bd79da576bcd0057d9137168.pdf)

6 **Resolution:**

7 On motion by Trustee Simon and seconded by Trustee Politi the Board
8 of Trustees of the Village of Croton on Hudson approved waiving the
9 backflow preventer application permit fee to the Croton-Harmon Union
10 Fee School District. Motion was approved with a 5-0 vote.

- 11 c. Public Notice from the Westchester County Rent Guidelines Board
12 regarding June 2024 public meetings and hearings.

13 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-05/d46473cd9ebec66b88f64e0d373721e67dbec23f.pdf)
14 [05/d46473cd9ebec66b88f64e0d373721e67dbec23f.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-05/d46473cd9ebec66b88f64e0d373721e67dbec23f.pdf)

15 5. **PUBLIC COMMENTS ON AGENDA ITEMS:**

16 Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that he would
17 rather see three story townhouses as opposed to a massive five-story
18 building on the A Lot property, he is concerned that we opened our borders
19 to millions yet we have no place for these people to live, objected to the
20 Board including buildings with 6 or more apartments in the Rent Guidelines
21 Law, concerned with the effects of allowing Marijuana and vaping shops in
22 the Village.

23 Kurt Carlson, 231 Hession Hills Road, Croton on Hudson, stated that he is
24 extremely disappointed with the proposed Telecommunications law, the
25 Telecommunications Advisory Committee, in their first letter to the Board,
26 highlighted their concerns that the draft law had a biased process showing
27 that it favored revenue for the Village over residents' needs, and their follow
28 up letter of May 2nd continued to address their concerns and does not want
29 the Board to move forward on a flawed law.

30 Aaron Lamar, 228 Hession Hills Road, Croton on Hudson, stated that he
31 believes that the Telecommunications draft law continues to create a biased
32 with respect to site selection, the Telecommunications Advisory Committee
33 worked hard in creating requirements that would ensure that all proposals

1 demonstrate that the proposed site is ideal and that multiple sites were
2 considered and is concerned that this law would allow the Board to waive
3 these key requirements, the law now includes family residences in the RA40
4 Zoning District with lots that have a minimum based elevation of 500 feet
5 above sea level, and is concerned that this will guide proposals to this site,
6 adding additional cell towers will not likely cover all of Croton and does not
7 support the idea that we should not worry about the flaws in the law,
8 because the Board can come back and amend it later on. Mr. Lamar urged
9 the Board to look at small cell solutions and asked that the May 2nd
10 Telecommunications Advisory Committee's letter be added to the public
11 record.

12 George Ivanoff, 233 Hessian Hills Road, Croton on Hudson, stated that he
13 believes that the elevation of 500 feet above sea level is a backdoor attempt
14 to put a tower at 230 Hessian Hills, this is an RA40 Zone that encompasses
15 three properties and does not understand the need to push through an
16 incomplete and flawed Code and asked the Board to reconsider any
17 acceptance of this Code until changes have been made, there are other
18 technologies that are being pursued in other communities such as small cell
19 systems that operate in tandem with existing facilities and offer far less
20 radiation.

21 David Granger, 45 Lounsbury Road, Croton on Hudson, stated that he is
22 opposed to the proposed law, and would like the Board to explore all
23 alternatives before allowing another cell tower in Croton.

24 Renee Curci Ivanoff, 233 Hessian Hills Road, Croton on Hudson, stated that
25 one of Televade's recommendations was to hire an engineer to perform a
26 study to find the best location that would provide service to a wide range of
27 our residents, but those studies were not done, and instead, the Board
28 asked Televade to start with 230 Hessian Hills as their go to point. Ms.
29 Ivanoff stated that 230, 231 and 233 Hessian Hills Road and the pumping
30 station are the only three properties that meet the criteria that have a
31 minimum based elevation of 500 feet above sea level, but reminded the
32 Board that this is a residential area and revenue should not be the driving
33 force.

34 Sara Boyce, 140 Benedict Blvd, Croton on Hudson, stated that it was difficult
35 to hear the presentation and what people said during the discussion at the
36 recent housing forum held at the Harmon Firehouse, the facilitators did not

1 introduce themselves and suggested that if this done again, the facilitators
2 be Croton residents or members of the Board. Ms. Boyce stated that she
3 does not know how these affordable housing developments are going to help
4 Croton residents and she is concerned that this development is going to
5 have a negative impact the Harmon area.

6 Kate Mamone, 19 Young Avenue, Croton on Hudson, stated that we do not
7 need any more cell towers, and hiring more consultants is a waste of
8 taxpayer's money, and believes we have enough people in the Village who
9 are professionals that can do the job themselves. Ms. Mamone stated that
10 she does not feel that Croton has to solve the housing crises for the entire
11 country and asked that we do not urbanize Croton.

12 Trustee Simon stated that we have been working with members of the
13 Telecommunications Advisory Committee and based on their March 8th letter
14 we included in our April 15th Draft law the following: (1) to not separately
15 specify Village owned properties (2) include the RA60 Zoning area as eligible
16 for telecommunications towers, (3) require that all telecommunications
17 projects appear before the Planning Board's Site Plan approval process, and
18 (4) include the RA40 Zoning areas as eligible for telecommunication towers.
19 Trustee Simon stated that their May 2nd communication recommended 1)
20 either no limitations or all of RA40 is out, (2) modification of the ability for
21 the Board of Trustees to waive application materials requirements (3)
22 update the Zoning areas where small technology could be permitted, (4)
23 increase the alternative site analysis which needs to be done when a
24 proposal is made from one quarter of a mile away from where the proposal
25 is being made to the entire Village. Trustee Simon stated that he is happy
26 to see if something can be done on all of these and also believes that these
27 changes would not require us to start the process all over.

28 Trustee Murtaugh stated that the Telecommunication Advisory Committee's
29 May 2nd communication had four recommendations and believes we can
30 work on three of those recommendations. Trustee Murtaugh stated that it
31 was said this evening that the law prevents small cell applications, which it
32 does not, and believes that the Board has been very responsive to the
33 recommendations and any changes to this law will be minor in scope and
34 feels that we should move forward.

35 6. PROPOED RESOLUTIONS:

36 **Resolution #87-2024**

1 On motion of TRUSTEE SIMON, seconded by TRUSTEE NICHOLSON, 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 Volunteer Fire Department Length of Service Award Program was approved
5 by referendum in 2003, and

6 WHEREAS Article 11-A of the New York State General Municipal Law requires that the list
7 of Fire Department members indicating those who earned a year of service credit during
8 the calendar year, those that did not earn a year of credit, and those who waived
9 participation must be certified under oath by the Fire Department, and

10 WHEREAS this list was approved by the Village Board at its meeting of March 13, 2024,
11 and posted for 30 days, and

12 WHEREAS the Mayor must sign off on the final list to be submitted to the program
13 administrator, Penflex,

14 NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby authorizes
15 the Mayor to execute the Sponsor Authorization Form for the Croton-on-Hudson Fire
16 Department Length of Service Award Program for 2023.

17 **Resolution 88-2024 - Removed from Agenda**

18 **Resolution 89-2024**

19 On motion of TRUSTEE POLITI, seconded by TRUSTEE MURTAUGH, the following
20 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
21 York with a 5-0 vote.

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

24 WHEREAS the Croton Welcome Wagon has been providing welcome bags for new
25 residents and hosting community events on a quarterly basis; and

26 WHEREAS the Village and the Croton Welcome Wagon seek to formalize this relationship,
27 and

28 WHEREAS up to \$1,300 shall be expended annually to reimburse the Croton Welcome
29 Wagon for supplies and promotional items, and

1 WHEREAS the Village agrees to waive any event fees for the Croton Welcome Wagon's
2 participation in Village events, such as Summerfest, and for their utilization of Village
3 facilities, including Senasqua Park,

4 NOW THEREFORE BE IT RESOLVED that the Board of Trustees hereby authorizes the
5 Village Manager to execute the agreement between the Croton Welcome Wagon and the
6 Village of Croton-on-Hudson to support welcoming new residents throughout the year for
7 the period beginning June 1, 2024, through May 31, 2029, and

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

10 **Resolution #90-2024**

11 On motion of TRUSTEE MURTAUGH, seconded by TRUSTEE SIMON, the following
12 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
13 York, with a 5–0 vote.

14 WHEREAS on March 15, 2021, the Village Board of Trustees approved the renewal of a
15 special permit for the operation of a smoke shop at 50 Maple Street, and

16 WHEREAS this special permit is set to expire July 23, 2024, and must be renewed in
17 accordance with the Zoning Chapter of the Village Code, and

18 WHEREAS Ibrahim Jamal, the owner of Smoke Town Discount, has submitted a special
19 permit renewal application with the appropriate fee, and

20 WHEREAS renewal of the special permit does not require an environmental review,

21 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby refers the
22 renewal of the special permit application for a smoke shop located at 50 Maple Street to
23 the Planning Board for a recommendation back to the Village Board of Trustees as
24 required by law.

25 **DISCUSSION:**

26 Trustee Murtaugh stated that he likes the fact that they need to check in every five years
27 and would be opposed to an indefinite Special Permit.

28 Village Manager Healy advised that most Special Permits do not have expiration dates
29 but because this was a little controversial at the time, the Board put an expiration date in
30 place. Village Manager Healy stated that in the seven years since they opened, there has

not been too many issues other than with signage that were addressed very quickly but we can get a full report from the Code Enforcement Officer before the public hearing.

Trustee Nicholson stated that within the next five years we are going to have many new residents living in very close proximity of the smoke shop and strongly opposes the smoke sign in big red letters in their front window, she does not believe this should be in our gateway or in our shopping centers and actually agrees it is appropriate to keep the five year Special Permit in place and asked that we also look at signage in our Gateway.

Village Attorney Whitehead explained that you cannot regulate signage by content, you can only do it by size and color.

Village Manager Healy explained that there is a State Law that you are not allowed to have any sort of cigarette or vaping ads within 1,500 feet of a school and every so often they will put up a sign and we ask them to remove it.

Resolution #91 of 2024

On motion of TRUSTEE SIMON, seconded by TRUSTEE MURTAUGH, 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 update Chapter 206, Telecommunications Towers, of the Village Code to provide for the regulation of wireless facilities in the Village of Croton-on-Hudson, and

WHEREAS Local Law Introductory No. 5 of 2024 was drafted for such purposes, and

WHEREAS after careful consideration of feedback from the public and the Telecommunications Advisory Committee, the Board of Trustees has directed specific amendments to be made to the draft law to accommodate these comments, and

WHEREAS certain revisions may be deemed substantial, necessitating the Board of Trustees to restart the SEQRA process, and

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

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Village Board hereby determines that the Proposed Action is an-Unlisted Action
2. The Village Board hereby declares itself to be the Lead Agency for SEQRA purposes

1 in connection with the Proposed Action.

2 3. The Village Board hereby issues the EAF and CAF which it has before it in connection
3 with the proposed action.

4 4. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Village's
5 Waterfront Advisory Committee for a recommendation back to the Village Board in
6 in accordance with Village Law.

7 5. The Village Board hereby directs Village staff to make any other circulations and
8 notifications regarding the Proposed Action as may be required by law.

9
10 DISCUSSION:

11 Trustee Simon stated that we are not enacting anything this evening, but rather
12 authorizing the draft law to be forwarded to the Waterfront Advisory Committee for their
13 review and a report back to the Village Board.

14 Trustee Murtaugh stated that the law reflects the opinions of the Telecommunications
15 Advisory Committee and believes it is a better law because of their involvement.

16 Trustee Politi confirmed some of the issues we have agreed to, (1) not specifying Village
17 owned properties (2) adding the RA60 Zoning District, (3) telecommunications companies
18 will go through the Planning Board's Site Plan process, (4) we will resolve whether we
19 want all of RA40 or none of RA40, (5) the Village will look at small cell technology, and
20 (6) increase from one quarter mile to something in between the whole Village.

21 Trustee Simon stated that he understands the concerns that the Village can waive certain
22 requirements for materials in connection with proposals and would like to discuss and
23 explore this further.

24 Village Manager Healy stated that we are taking a much slower approach to make sure
25 that we have time for the Waterfront Advisory Committee to review and comment before
26 we schedule a public hearing,

27 Trustee Nicholson stated that we have some real service issues, and we are trying to be
28 as focused on community concerns as much as possible but there is a real need for us to
29 get additional service into the Village.

30 Mayor Pugh stated that the committee was formed nine and a half months ago, we
31 appreciate all of the input and points that were raised, and they will be considered as
32 part of this process, but we have to make decisions as an elected Board. Mayor Pugh
33 stated that the survey indicated wide-spread dissatisfaction with the quality of cell phone
34 service in the Village and there is also a public safety component because cell phones

1 have become the primary means of communication for many residents, and we need to
2 ensure that coverage is as complete as possible.

3 **Resolution #92 of 2024**

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

7 WHEREAS the franchise agreement between the Village of Croton-on-Hudson and Altice is
8 due to expire in December of 2025, and

9 WHEREAS the Village is in the process of negotiating a new franchise agreement, and

10 WHEREAS in the spirit of transparency and civic engagement, the Village of Croton-on-
11 Hudson is committed to providing its residents with ample opportunity to voice their
12 opinions and concerns regarding cable services in the community,

13 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby schedules a
14 Public Hearing on Wednesday, May 22, 2024, at 7:00 PM in the Georgianna Grant
15 Meeting Room of the Stanley H. Kellerhouse Municipal Building to review the past
16 performance of the cable operator, Altice, and to identify the future cable-related
17 community needs of the Village.

18 **Resolution #93 of 2024**

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

22 WHEREAS the Village of Croton-on-Hudson is the owner of real property located on
23 Croton Point Avenue with tax parcel designations of Parcel Nos. 79.17-1-5 and 79.17-1-3
24 on the Village tax maps, also known as 'Lot A', and

25 WHEREAS the Village Board of Trustees has selected WBP Development LLC of
26 Chappaqua, New York, as the proposed purchaser and developer for the redevelopment
27 of Lot A, and

28 WHEREAS WBP Development requires access to the property to conduct due diligence for
29 the possible development of the property, including activities such as investigation,
30 surveying, testing, and photography,

1 NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized to
2 execute a Temporary Access Agreement with WBP Development LLC, subject to review
3 and approval by the Village Attorney.

4 DISCUSSION:

5 Village Attorney Whitehead stated that contract has a due-diligence period and this will
6 allow them to get started.

7 **Resolution #94 of 2024**

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

11 WHEREAS on May 6, 2023, the Village of Croton-on-Hudson awarded Bid #3-2023 for
12 tree services to New England Property Maintenance, Inc. of Mahopac, New York, at a unit
13 bid price of \$2,300, and

14 WHEREAS Frank Balbi, Superintendent of Public Works, recommends extending the
15 contract by one year in accordance with the terms outlined in the bid,

16 NOW, THEREFORE BE IT RESOLVED that the Board of Trustees hereby authorizes the
17 Village Manager to award the contract for tree trimming and removal services to New
18 England Property Maintenance, Inc. of Mahopac, New York for a one-year extension
19 beginning June 1, 2024, through May 31, 2025, and

20 BE IT FURTHER RESOLVED that all pricing and conditions as submitted in Bid #3-2023
21 shall remain the same for the upcoming extension period.

22 **Resolution #95 of 2024**

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

26 WHEREAS on May 6, 2023, the Village Board of Trustees awarded Bid #2-2023 for lawn
27 maintenance services to La Teja Contractors and Landscaping, Inc., of Ossining, New
28 York in the amount of \$46,485, and

29 WHEREAS the contract terms included an option to renew on an annual basis for two
30 additional one-year intervals, and

1 WHEREAS La Teja has submitted a request to extend the bid for the period of June 1,
2 2024, through May 31, 2025, as permitted, and

3 WHEREAS Frank Balbi, Superintendent of Public Works, has recommended that the bid be
4 extended for the above period,

5 NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized to
6 execute an extension with La Teja Contractors and Landscaping, Inc., for the Village's
7 lawn maintenance program, and

8 BE IT FURTHER RESOLVED that all pricing and conditions as submitted in Bid #2-2023
9 shall remain the same for the upcoming extension period.

10 **Resolution #96 of 2024**

11 On motion of TRUSTEE SIMON, seconded by TRUSTEE POLITI, the following resolution
12 was adopted by the Board of Trustees of the Village of Croton- on- Hudson, New York with a
13 5-0 vote.

14 WHEREAS on April 10, 2023, the Village entered into a contract with S.A.C-D Steno
15 Services for stenographic work in the Village Justice Court, extending through May 31,
16 2024, and

17 WHEREAS the contract provides for a one-year extension at the same terms and conditions,
18 and

19 WHEREAS Stephanie A. Colon-Davis of S.A.C-D Steno Services has submitted a letter of
20 intent to extend the contact for one-year at the same rates: \$250/for a 5-hour minimum
21 Court Appearance (\$45 after 5 hours), \$350/for 5-hour minimum non-jury trials (\$50 per
22 additional hour), \$200 Bust Fee for Hearings/Trials, \$5.75/page for transcripts (10
23 business day turnaround), and \$7.50/page for transcripts (3-5 business day turnaround),

24 NOW THEREFORE BE IT RESOLVED that the Village Manager is authorized to enter into a
25 contract with S.A.C-D Steno Services for stenographic work in the Village Justice Court
26 through May 31, 2025.

27 **Resolution #97 of 2024**

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

WHEREAS the Village of Croton-on-Hudson has received funding to support its Veterans Banner Program, and

WHEREAS numerous applications were received this year for banners, resulting in the supply line for this program to be exceeded, and

WHEREAS, the cost of the banners is covered through program revenue received by the Village, resulting in no net cost to the taxpayer,

NOW THEREFORE BE IT RESOLVED that the Village Board authorizes the Village Treasurer to amend the 2023-2024 General Fund budget as follows:

GENERAL FUND REVENUE

Increase

A1410.1289	Banner Fees	\$3,850
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GENERAL FUND EXPENSE

Increase

A7550.4200	Celebrations-Supplies	\$3,850
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7. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

Sara Boyce, 140 Benedict Blvd, Croton on Hudson, asked where the car break-ins were, were all eighteen cars unlocked, and were the police able to make any headway. Ms. Boyce also expressed her concern about the urbanization of Croton and does not see how it is helping Croton residents.

Kate Mamone, 19 Young Avenue, Croton on Hudson stated that residents are having a tough time finding parking at Senasqua Park during concerts and recommended restricting it to residents only.

8. APPROVAL OF MINUTES

Motion to approve the minutes as amended of the Regular Meeting held on April 10, 2024, was made by Trustee Simon. The motion was seconded by Trustee Murtaugh and approved with a 5-0 vote.

9. REPORTS:

Trustee Nicholson announced that the Big Easy will be held this Saturday at Vassallo Park and encouraged residents to use the shuttle bus. The Jazz Concert will be held on Sunday at the Croton Library from 3-5pm.

1 Trustee Simon advised that 276 pounds of prescription drugs were collected
2 during the Drug Take Back Day and thanked the Rotary Club for coordinating
3 the event, a very successful CrotonCon was held this past Saturday and
4 thanked everyone involved, appreciated the participation from Croton's faith
5 leaders at our recent Housing Forum, on May 3rd we hosted the Hudson
6 Gateway Chamber breakfast meeting at the Yacht Club, on May 10th he and
7 Trustee Politi will be hosting a meeting with our businesses, and met with the
8 Seniors last Friday and briefed them on the funds we put in our Budget for
9 senior programs.

10 Trustee Murtaugh advised that the Planning Board has resolved the Blue Pig
11 parking issues and believes it is favorable for both customers and the
12 business, explained that the issue with the smoke shop at the Shoprite Plaza
13 was a landlord/tenant issue and the Village had nothing to do with it, the
14 cars that were recently broken in on Radnor and in the Harmon area were all
15 unlocked and emphasized the importance of locking vehicles, and is pleased
16 to advise that the Board approved another Park Ranger for the Croton Gorge
17 area on Saturdays and Sundays during the summer months.

18 Trustee Politi advised that the IDEA committee is working on a Juneteenth
19 celebration, CrotonCon was a great success, CET Culture Night is this Friday,
20 thanked everyone who participation in the Housing Forum, it was great to
21 see so many people in attendance, and agrees that adding a couple of
22 hundred apartments is not going to solve the housing crises, but we need
23 housing in Croton and believes in sensible development that adds to our tax
24 base, she understands that Senasqua Park is a private park except for
25 concerts but it is a wonderful opportunity for people to come to Coton and be
26 a part of this beautiful Village, the shuttle is a pilot program and strongly
27 encouraged residents to take the shuttle and share their feedback with the
28 Village

29 Mayor Pugh stated that one of the objectives in our 2003 Comprehensive
30 Plan as well as the Updated Comprehensive Plan is to increase the supply of
31 affordable housing and, as indicated in the Housing Needs Assessment, we
32 are not very close to achieving those goals, we have over 500 households
33 that spend half of their income on housing costs, and without new housing
34 opportunities and meaningful competition in the housing market there is
35 going to be an endless opportunity for landlords to take advantage of tenants
36 by increasing their rents which is why we also adopted and expanded the
37 Emergency Tenant Protection Act in the Village. Mayor Pugh addressed the

1 discourse about new residents into our community and stated that he has
2 lived in Croton his entire life, and during this time period many hundreds of
3 units of housing have been built and we value all the people who moved in
4 during that time period, we welcomed them to our Village and looks forward
5 to welcoming our new residents.

6 Village Manager Healy advised that the Village will be applying for a
7 \$500,000 grant with New York State to assist the Village with much needed
8 improvements on the Gouveia house, we are also taking funds from the
9 endowment for site improvements and design work.

10 There being no further business to come before the Board a motion to close
11 the meeting was made by Trustee Simon. The motion was seconded by
12 Trustee Politi and approved with a 5-0 vote. The meeting was adjourned at
13 9:00pm.

14 Respectfully submitted,

15 Judy Weintraub, Board Secretary

16 _____
17 Paula DiSanto, Village Clerk