

Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, April 24, 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 23245494 through 23245687*. The Motion was seconded by Trustee Nicholson and approved with a 5-0 Vote.

General Fund	\$162,154.80
Water Fund	\$26,704.80
Sewer Fund	\$2,615.85
Capital Fund	\$89,031.13
Trust Fund	-

3. RESPONSE TO QUESTIONS SUBMITTED BY EMAIL – none.

4. CORRESPONDENCE – none.

5. PUBLIC COMMENTS ON AGENDA ITEMS:

On motion by Trustee Simon and seconded by Trustee Politi the Board of Trustees of the Village of Croton on Hudson approved suspending the Rules of Procedure to allow representatives from the WBP Development of Chappaqua, New York, to do a presentation. To view the presentation, you may log onto the following:

<https://play.champds.com/crotononhudsonny/event/954> (section 00.08.16)

Public Comments on Agenda Items resumed:

Jamie Black, resident of the Town of Ossining, stated that she represents neighbors opposing noise generated by Metro North and presented the

1 Board with documentation backing up some of their claims regarding health
2 issues.

3 Laurie Holler, resident of the Village of Ossining, also addressed her
4 concerns regarding the noise generated from Metro North and its affects on
5 the quality of life for her and her neighbors.

6 Matthew Schuerman, 53 Old Post Road North, Croton on Hudson, spoke in
7 support of the proposed sale of Lot A and the proposed housing
8 development and its positive effect on taxes and our local businesses.

9 Matt Arnold, 51 Old Post Road North, Croton on Hudson, commended the
10 Board for pursuing this project, it maximizes an unused piece of property
11 and is a step towards addressing the housing shortage.

12 David Becker, 11 Ackerman Court, Croton on Hudson, stated that Metro
13 North runs their diesel engines 24/7 and encouraged the Board to get
14 involved with addressing noise and air-pollution, he is also concerned that
15 we will be adding more residents in close proximity to the MTA facility and
16 draining our resources and asked the Board to put a pause on building more
17 housing.

18 Dave Rooney, 8 Arlington Drive, Croton on Hudson, stated that he
19 understands there is a housing crisis in this country, and acknowledges that
20 we need to build something, and addressed a 2019 survey that indicated
21 that sixty-eight percent of people responding would not be interested in
22 more apartments or town houses. Mr. Rooney stated that he believes we are
23 fulfilling our housing requirement and asked what the community can do to
24 stop this development.

25 Adam Decker, 13 Ackerman Court, Croton on Hudson, and member of the
26 Housing Task Force, stated that the overwhelming number of applicants for
27 the Maple Street project is a clear indication that we have a housing crisis,
28 the Village has done the research, and we can handle this development and
29 supports this proposal.

30 Nance Shatzkin, 132 Old Post Road North, Croton on Hudson, and member
31 of the Croton Housing Network stated that she is proud of what Croton has
32 done and thanked the Board and community for addressing the housing
33 issue in Croton, if we have planned growth and we welcome new neighbors

1 we will be a better community and thanked the community for addressing
2 these challenges.

3 Carol Shanesy, 47 Nordica Drive, Croton on Hudson, stated that she
4 supports this development and believes that people from all levels of society
5 make for a healthier community.

6 Adam Shapiro, 37 Wells Avenue, Croton on Hudson, stated that building
7 housing near a transit hub is environmentally friendly and makes for a
8 walkable community, this is an opportunity to put this property back on the
9 tax roll and supports this project.

10 Ralph Croteau, 12 Bank Street, Croton on Hudson, stated that he is not
11 against housing but believes the Board is moving too quickly, we already
12 have a bunch of projects started, and believes we are going to put added
13 stress on our Fire and Police Departments as well water pressure and
14 sewerage and asked the Board to slow down, and wait until the other
15 projects are completed to see how these are working.

16 John McKeon, 25 Prospect Place, Croton on Hudson, stated that he believes
17 the sale of public property is subject to a permissive referendum and would
18 like to see this on the next Village election so that people have the
19 opportunity to decide what would be in their best interest.

20 Lauren Davis, 14 Hamilton Avenue, Croton on Hudson, stated that she
21 understands that we need more affordable housing but is concerned with
22 the impact on the environment and agrees that the community should have
23 a vote. Ms. Davis asked if the developer receives any tax breaks.

24 Sarah Boyce, 140 Benedict Blvd., Croton on Hudson, stated that everyone
25 keeps saying that development in Croton is going to provide much needed
26 affordable housing for Croton residents, but Croton residents only have a
27 .03 percent chance of getting picked for those units because this is done by
28 lottery and open to everyone. Ms. Boyce stated that she does not
29 understand the hurry and asked that the Board slow down and give the
30 citizens of Croton an opportunity to weight in on these decisions.

31 Cristina Alvarez Arnold, 51 Old Post Road North, Croton on Hudson, stated
32 that the fact that the Maple Street project generated more than 5,000
33 applicants indicates that we have a housing issue. Ms. Arnold stated that
34 this project will not be displacing trees, it is an underutilized empty lot that

1 will generate taxes and is environmentally smart because of its close
2 proximity to transportation. Ms. Arnold stated that we have been told that
3 our schools can handle more students, and while she understands the noise
4 issues and it is something we should address, making this a residential
5 desert is not the way to go.

6 Ed Riley, 110 Truesdale Drive, Croton on Hudson, stated that this is not an
7 attractive building and should not be more than three stories high. Mr. Riley
8 stated that the Village of Croton should not be responsible for fixing the
9 housing crises, and not to lead residents to believe that their family will get
10 this housing, it is done by a lottery system and asked the Board to take care
11 of Croton first.

12 EJ Campbell, Morningside Drive, Croton on Hudson, stated that she is
13 concerned with what seems like the fast and furious addition of multi-family
14 housing in our small Village, and was shocked to see that the Village is
15 about to approve another ninety-five units before understanding the impacts
16 of the multi-family housing development that is about to open, she is
17 concerned about the safety and quality of life for Croton residents.

18 Greg Maher, 44 Grand Street, Croton on Hudson, stated that there is a
19 seven million housing unit shortfall in the United States and applauds Croton
20 for doing their part, but he has heard a lot of issues addressed this evening
21 and encouraged the Board to continue down a fact-based gathering route,
22 and to move forward at an appropriate speed because it is a lot of units in a
23 brief period of time.

24 Evan Perdomo-Cohen, Cleveland Drive, Croton on Hudson, owns the
25 business that is across from the proposed new development. Mr. Cohen
26 stated that he does know if he will survive the four years it will take for this
27 development to come to fruition and believes that putting more people in
28 Croton when we have the capacity will help small businesses and providing a
29 more vibrant use for that piece of property is good for everyone.

30 Tony Granger, Half Moon Bay, Croton on Hudson, stated that he believes
31 that the housing crises is manufactured and is all under a bigger umbrella
32 and asked the Board to do their homework with respect to this developer.

33 Comments received via email:

1 Jessica Dieckman, 58 Thompson Avenue, Croton on Hudson states that she
2 prefers Lot A be reserved for commuter parking, believes we are moving too
3 fast and is concerned about the effect on our schools, and roads and is also
4 concerned about the flooding in this area.

5 Christopher Mari, 69 Elmore Avenue, Croton on Hudson, expressed his
6 concern about the overdevelopment in Croton and does not understand why
7 every parcel is being replaced with a housing development and not
8 additional green space for Croton.

9 Colleen Beyrer, 19 Wells Avenue, Croton on Hudson, asked that any tax
10 breaks to the developer be taken off the table and asked if the schools are
11 at their capacity.

12 Holly Crosbie-Foote, 116 Benedict Blvd., Croton on Hudson, states that she
13 believes the \$2.3 million price seems low for a real estate sale at the train
14 station, especially when a five story, fifty-five-unit complex is being
15 proposed.

16 Dylan Basescu, 65 Radnor Avenue, Croton on Hudson, writes that he
17 supports the sale of Lot A for residential development.

18 Richard Olver, 42 Whelan Avenue, Croton on Hudson, writes that he
19 applauds the Board's visionary work in facilitating the possible development
20 on Croton Point Avenue, it is an ideal application of the principles of transit-
21 oriented development that addresses New York State's dire housing crises.

22 Ken Sargeant, 193 Cleveland Drive, Croton on Hudson, congratulated the
23 Board on bringing this housing initiative to fruition, the most thriving
24 Hudson River towns have a dynamic epicenter that is near the train station
25 and believes it will provide stimulus to the surrounding businesses.

26 Michael Eisenkraft, 30 Finney Farm Road, Croton on Hudson, writes that he
27 supports selling Lot A for housing, because it is within walking distance to
28 the train station, stores, and parkland and is an ideal location for housing.

29 6. PROPOSED RESOLUTIONS:

30 **Resolution #79-2024**

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.

BUDGET ADOPTION RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR COMMENCING ON JUNE 1, 2024, AND ENDING MAY 31, 2025, MAKING APPROPRIATIONS FOR THE CONDUCT OF THE VILLAGE OF CROTON-ON-HUDSON GOVERNMENT AND ESTABLISHING THE RATES OF COMPENSATION FOR OFFICERS AND EMPLOYEES FOR SUCH PERIOD.

WHEREAS this Board has met at the time and place specified in the notice of public hearing on the preliminary budget and heard all persons desiring to be heard thereon,

NOW THEREFORE BE IT RESOLVED that the preliminary budget as amended and revised and as hereinafter set forth is hereby adopted and that the several amounts stated in column titled "Adopted" in Schedule,

A1 - General Fund,

F1 - Water Fund,

G1 - Sewer Fund,

HN1 – Capital Fund,

7 - Debt Service,

be adopted and hereby are appropriated for the objects and purposes specified and the salaries and wages stated in Schedule 5 of such budget shall be and are hereby fixed at the amounts shown therein effective June 1, 2024.

DISCUSSION:

Village Manager Healy advised that after some additional review during our last Budget work session, we increased the revenue for daily parking permits by \$1,000 per month, raised the expected revenue from Interest and Earnings, and through the State Budget the Village received a slight increase in our municipal funding which allowed us to bring the tax rate increase down to 2.74 percent which is slightly lower than when we started the Budget process in March.

Trustee Simon commended the Manager and Treasurer as well as the individual departments for their hard work, he believes this is a good Budget which includes

1 enhancing our Department of Public Works by adding an additional Foreman which will
2 accelerate the rate in which we can undertake specific projects to improve our
3 infrastructure, increasing the pensions for our Volunteer Fire Department, and putting an
4 additional officer on the streets at the recommendation of our Police Chief that will
5 enhance public safety.

6 Trustee Politi stated that she appreciates all the work that our volunteers do for Croton
7 and is happy that we were happy to provide funding to many of these volunteer
8 committees.

9 Trustee Murtaugh stated that he is glad that we dipped more into our Fund Balance for
10 the Capital Budget, which will avoid borrowing costs in the future.

11 Village Manager Healy stated that we are using \$70,000 more from the Fund Balance for
12 a Flood Mitigation Study as well as replacing the current Messaging Board at the train
13 station. Village Manager Healy explained that we also used funds from the sale of the
14 Maple Street property to purchase a new Ladder Truck for the Fire Department which is
15 saving the Village approximately \$750,000 to \$900,000 in interest fees.

16 Trustee Politi stated that this is an example of how the money that comes in from the
17 sale of these properties comes back to the Village.

18 Trustee Murtaugh stated that while we did not have a zero percent increase, this is a
19 reasonable increase. Trustee Murtaugh stated that he is pleased that one of the
20 recommendations that came out of our meeting with residents of the Truesdale/Nordica
21 Drive corridor, was to hire a Park Ranger, which has been included in the 2024 Budget,
22 and should help towards eliminating some of the trespassing issues residents in this area
23 have experienced.

24 Trustee Nicholson thanked the staff for all their hard work, it was important for the Board
25 to address some of the recommendations we received from our Department Heads and is
26 pleased that we are also able to fund some innovative programming that will be coming
27 out of our committees as well.

28 Mayor Pugh thanked the Manager and Treasurer for giving us a budget that is over
29 \$100,000 under the Tax Cap and is happy that we were able to provide things that will
30 continue to make Croton a better place to live.

31 **Resolution 80-2024**

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.

BE IT RESOLVED, the Village Treasurer is hereby authorized to place the following past due receivables from fiscal year 2023-2024 for the general fund on the tax bills for the fiscal year June 1, 2024, through May 31, 2025:

GENERAL FUND

ALARM FEES	\$ 2,650.00
COMMERCIAL GARBAGE	\$ 5,200.00
SNOW REMOVAL	\$1,021.25
TOTAL	\$8,871.25

WATER and SEWER FUNDS

UNPAID WATER AND SEWER CHARGES	\$ 82,871.25
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Resolution #81-2024

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 Local Law No. 3 of 2003 was approved at a regular Village Board Meeting held on October 7, 2003, and

WHEREAS this Local Law called for the setting of Village fees through Board Resolutions, and

WHEREAS it is to the benefit of both the Village and the general public to have all fees conveniently placed in one schedule, which may be amended from time to time, and

WHEREAS a Master Fee Schedule was adopted on October 7, 2003, and has since been modified a number of times,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby adopts the attached updated Master Fee Schedule effective June 1, 2024.

Master Fee Schedule:

<https://play.champds.com/ATT/crotononhudsonny/2024-04/c0e4fccb70616e6138a0d1a6568cce2e13c1b969.pdf>

Resolution #82-2024

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.

BE IT RESOLVED that the Mayor is hereby authorized to sign the Tax Warrant for the collection of taxes for the period beginning June 1, 2023, through May 31, 2024

TAX WARRANT

TO: Daniel Tucker, Treasurer

YOU ARE HEREBY COMMANDED to receive and collect from the persons named in the tax roll hereunto annexed, the several sums stated in the last column hereof opposite their respective names, being a total of \$13,333,292.74.

For the current budget	\$13,237,307
For Supplemental Tax Bills	\$4,310
Sub-total	\$ 13,241,617
For Unpaid Water Rents and Charges	\$82,804.49
For Alarms	\$ 2,650.00
For Commercial Garbage	\$5,200.00
Snow Removal	\$1,021.25
TOTAL	\$13,333,292.74

Resolution #83 of 2024

On motion of TRUSTEE SIMON, seconded by TRUSTEE POLITI, 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 charges fees for parking at the Croton-Harmon train station, and

WHEREAS the Village has generated a surplus in revenue from parking permit fees beyond the budgeted amount for Fiscal Year 2024, and

WHEREAS a portion of the parking lot requires maintenance, specifically to address water collection issues in sections H and I, leading to commuter inconvenience and safety hazards, and

WHEREAS milling and resurfacing these low-lying areas will mitigate water collection and restore proper drainage, aligning with the original design intent of the parking lot, and

WHEREAS the construction estimate for this repair is \$88,000, covering milling, resurfacing, weekend work differential costs, and asphalt plant operation fees, and

WHEREAS such work will be done under a pre-existing paving contract with a piggyback clause,

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

GENERAL FUND REVENUE

Increase

A5650.1720	Parking Lot Permits	\$88,000
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GENERAL FUND EXPENSE

Increase

A5650.4000	Parking Contractual	\$88,000
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Resolution #84 of 2024

On motion of TRUSTEE MURTAUGH, 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 parking lot at Croton Landing Park is insufficient to accommodate the number of vehicles wishing to use the park, and

WHEREAS the Village has explored various options for remedying this problem, including leasing land from CSX Railroad and expanding the parking lot, and

WHEREAS the Recreation Advisory Committee has advised the Village Board that it would prefer to see the current parking lot expanded, and

WHEREAS due to planning constraints, the work will not be able to be completed before the end of the fiscal year in May, and

WHEREAS the funding currently in the operating budget must be transferred to the Capital Fund,

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

GENERAL FUND REVENUE

Increase

A1000.4960

FEMA

\$30,000

CAPITAL FUND EXPENSE

Increase

H5110.2106.24462

Infrastructure General Road Repair

\$30,000

Resolution #85 of 2024

On motion of TRUSTEE MURTAUGH, 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 Department of Public Works currently utilizes a 1990 International 10-wheel dump truck for daily operations, and

WHEREAS this vehicle has reached the end of its useful life and must be replaced, and

WHEREAS the proposed Capital Plan for the 2024-2025 fiscal year includes the purchase of a new, large dump truck for the Department of Public Works, and

WHEREAS allocating operating funds to capital projects reduces the need for issuing debt, and

WHEREAS the Village has utilized a smaller amount of rock salt than originally budgeted for in Fiscal Year 2024, and would like to utilize the surplus funds for the purchase of the new dump truck, and

WHEREAS a portion of the purchase price for the new dump truck vehicle will be offset with funds received from recently auctioned surplus equipment,

NOW THEREFORE BE IT RESOLVED that the Village Treasurer is authorized to make the following amendment to the 2023-2024 General Fund and Capital Fund budgets:

GENERAL FUND EXPENSE

Decrease

A5142.4200	Snow Supplies	\$25,000
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GENERAL FUND REVENUE

Increase

A1000.2665	Sales of Equipment	\$43,000
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CAPITAL FUND EXPENSE

Increase

H5110.2010.24467DPW Equipment		\$68,000
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Resolution #86 of 2024

On motion of TRUSTEE POLITI, 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 of Croton-on-Hudson has owned the parcel known as Parking Lot A ("the Property") since the 1960s, when it was purchased from the New York Central Railroad, and

WHEREAS the Village Board has determined the Property is not needed for municipal purposes, and

WHEREAS the Property is located in the Light Industrial (LI) Zoning District, allowing for a variety of light industrial, commercial and multi-family residential uses, and

WHEREAS, beginning in 2021, the Village Board of Trustees planned for, and ultimately began, a rezoning study of the South Riverside Avenue corridor and Harmon Gateway, and

WHEREAS on November 1, 2022, the Village Board adopted Local Law 14 of 2022, which amended certain zoning provisions for the Light Industrial Zoning District to permit transit-oriented development consisting of mixed use or multi-family residential buildings on certain lots fronting on Croton Point Avenue on the west side of Route 9 and within 1500 feet of the Metro-North Croton-Harmon Train Station, and

1 WHEREAS the amended zoning provisions allow for an all-residential building at the
2 Property with a maximum floor area ratio of 1.2, maximum building height of five stories
3 and a unit mix of studios, one-bedrooms and two-bedrooms, and

4 WHEREAS in December 2022, AKRF Inc. was hired to prepare a Request for Proposals
5 (RFP) for the purchase and development of the Property, and

6 WHEREAS a resident advisory task force was formed by the Mayor to provide the Board
7 with input and feedback on the RFP, as well as any of the proposals received by the
8 Village, and

9 WHEREAS the RFP was issued by the Village on July 24, 2023, with an initial return date
10 of November 1, 2023; and

11 WHEREAS, the Village ultimately extended the return date of the RFP to November 15,
12 2023 ,and

13 WHEREAS the RFP included provisions reserving a minimum of 20% of the units for
14 affordable housing and that a project labor agreement be negotiated with the Building &
15 Construction Trades Council of Westchester and Putnam Counties, and

16 WHEREAS the Village received two proposals by November 15, 2023, which were sent to
17 the task force for review and comment, and

18 WHEREAS after reviewing the report generated by the task force, the Village Board
19 invited the two proposers to present their proposals to the Village Board, and

20 WHEREAS the Village Board met with each of the proposers, reviewed the proposals, the
21 qualifications submitted by the proposers and their experience developing similar
22 projects, and their financial qualifications, and

23 WHEREAS the Village Board has decided to move forward with the transaction with WBP
24 Development LLC of Chappaqua, New York,

25 NOW THEREFORE BE IT RESOLVED that the Village Board hereby chooses WBP
26 Development LLC as the proposed purchaser and developer of the Property and directs
27 the Village Attorney to draft and negotiate the legal terms of a contract with WBP
28 Development LLC, in accordance with the terms of the Village's July 24, 2023, RFP, the
29 WBP Development LLC Proposal and the attached term sheet, for consideration by the
30 Village Board, it being understood that the Village will be under no binding obligation to
31 WBP Development LLC unless and until the Village has executed a written contract with
32 WBP Development LLC.

1 Term Sheet:

2 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-04/ea282487b39a531525d642c2c82095229e6a2d0d.pdf)
3 [04/ea282487b39a531525d642c2c82095229e6a2d0d.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-04/ea282487b39a531525d642c2c82095229e6a2d0d.pdf)

4 DISCUSSION:

5 Village Attorney Whitehead responded to a comment that the sale of Village property
6 would be subject to a Permissive Referendum and explained that this provision applies to
7 Towns and not Villages, Villages can sell properties without the Permissive Referendum
8 requirement, the Village just needs to declare that the property is excess and not needed
9 for Village purposes and that it is sold for a fair price.

10 Village Manager Healy advised that the property was appraised, and the appraisal came
11 in close to the purchase price and we believe it is a very fair price.

12 Village Attorney Whitehead explained that the Board had already performed a SEQRA
13 review process (State Environmental Review Act) when they did the Zoning Amendment
14 which looked at a number of impacts, in addition the project will also undergo a SEQRA
15 review as well as a review by the Planning Board.

16 Village Manager Healy addressed some of the concerns expressed regarding water and
17 sewer capacity and stated that the village is not anywhere near meeting its capacity for
18 water or sewer, the Village of Croton does not have a sewer treatment plant, the
19 treatment of sewerage is a Westchester County operation.

20 Trustee Simon thanked everyone for coming out to share their comments and
21 emphasized how Covid has changed parking. Trustee Simon stated that we have been
22 working on this over the last four years, working with many in our community as well as
23 our Housing Task Force who oversaw the RFP (Request for Proposal) process and the
24 next stage will be closing on the property and working on the design, he is very excited
25 about the potential of this property and looks forward to the next steps.

26 Trustee Murtaugh stated that this has been a lengthy process, and that vacant lot will
27 now contribute to tax revenues for the village. Trustee Murtaugh stated that there will be
28 more than adequate parking for those that continue to commute to the city.

29 Trustee Politi stated that she would like to pursue the noise issues, but we need housing,
30 and she cannot think of a better place than to put a housing development on a parking
31 lot that is no longer used. Trustee Politi stated that our Planning Board will certainly
32 address the concerns that were brought up and emphasized that our schools and services
33 can handle this project, and while it is a lottery system, someone's grandma will be able
34 to live here.

1 Trustee Nicholson thanked everyone who came out this evening, and emphasized that
2 projects go through extensive reviews and this particular project has been looked at over
3 the last four years, and it was determined that at this juncture, the property should be
4 sold, and housing should be built on it and the funds from the sale of that property will
5 help us to address some of the flooding issues at the train station parking lot.

6 Mayor Pugh stated that he is a believer in strategic growth, our Village is far from full,
7 Croton's population density is one of the least densely populated communities in
8 Westchester, enrollment in our schools has been trending downward since 2010, and the
9 comment of why rush, there is no rush, we have a long standing Plan in our
10 Comprehensive Plan with respect to affordable housing, in 2019 following the release of
11 the Westchester County Housing Needs Assessment it found that Croton had 515
12 households, most of them renters, spending over half their income on housing costs, this
13 is an agreement to reach an agreement, and it will include an extensive review and the
14 public will be kept informed through the entire process.

15 7. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

16 David Becker, 11 Ackerman Court, Croton on Hudson, stated that our DPW
17 staff is amazing, but there is an issue with the Manes Field, after the recent
18 storms the field was not playable for a week and half, DPW was filling many
19 of the potholes, but despite DPW's best efforts the Board needs to consider a
20 Capital Infrastructure project at Manes.

21 Village Manager Healy advised that \$50,000 has been allocated in the Budget
22 starting June 1st, to do improvements at Manes Field.

23 Sarah Boyce, Benedict Blvd, Croton on Hudson, addressed some of the
24 recent break-ins in the Village and said that it would have been good to know
25 where these recent break-ins took place. Ms. Boyce stated that the diesel
26 trains run all night and she does hear them.

27 Christina Alvarez Arnold, 51 Old Post Road North, Croton on Hudson, stated
28 that the American Lung Association has upgraded our zip code to a "C", from
29 an "F" just a few years ago, and hopes that the things we are doing will
30 continue to improve our air-quality.

31 Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that he is concerned
32 that the Board wants to see large scale housing in Croton, and reminded
33 everyone that this is a lottery system and there are no guarantees that
34 Croton residents will get a spot in any of these affordable housing units. Mr.

1 Riely stated that if there is a need for seven million housing units in the
2 United States then we should not have allowed ten million people to enter
3 our country.

4 8. APPROVAL OF MINUTES

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

8 Motion to approve the minutes of the Executive Session held on April 18,
9 2024, was made by Trustee Simon. The motion was seconded by Trustee
10 Murtaugh and approved with a 5-0 vote.

11
12 9. REPORTS:

13 Trustee Nicholson stated that this weekend the Yacht Club will be hosting
14 Hudson River education seminars, an Earth Day celebration will take place on
15 April 27th from 10am-4pm at Senasqua Park, a Clean 100 Yard Trash
16 Challenge to celebrate Earth Day will also be held this Sunday, and a
17 Community Blood Drive will take place on Sunday from 10am-4pm at the
18 Croton Library.

19 Trustee Simon stated that National Drug Take Back Day will take place this
20 Saturday, from 10am-2pm at Croton Commons, the Croton Rotary planted a
21 new Dogwood sapling this past Sunday, had the honor to attend the Cub
22 Scout Arrow of Light Ceremony, last Thursday attended the Westchester
23 Municipal Officials Association dinner where the Executive Director of
24 Sustainable Westchester addressed the group, received a briefing in Ossining
25 on the progress on their Bike Share Program, and he and Trustee Murtaugh
26 continued their discussions with members of the Telecommunications
27 Advisory Committee.

28 Trustee Murtaugh advised that the Planning Board heard a presentation from
29 Lindsay Audin on the successes of the Sustainability Committee last week,
30 the Sustainability Committee has secured, over the course of time, \$630,000
31 in grant funds for the Village with another \$125,000 that is in the pipeline, he
32 is pleased that the Board was able to add a Park Ranger in the upcoming
33 Budget for the Truesdale/Nordica Drive corridor that will assist in keep people
34 from trespassing through private property, as well as keeping non-residents
35 from entering Mayo's Landing, thanked our Police Department for

1 participating in the Drug Take Back Day and giving residents the opportunity
2 interact with them. Trustee Murtaugh reminded everyone that there was a lot
3 of acrimony about changing the Zoning in the area of Baked by Susan which
4 resulted in hundreds of thousands of dollars of legal fees, yet fast forward to
5 the present, that Zoning has contributed to the growth of businesses and
6 housing in that area. Trustee Murtaugh encouraged residents to get involved
7 and to volunteer on one of Croton's many committees so that they can be
8 part of the decision-making process.

9 Trustee Politi encouraged everyone to take the shuttle during the Earth Day
10 events, May 4th CrotonCon 2024 will take place from 12pm-6pm, May 11th
11 Big Easy Jazz Festival at Vassallo Park, and the IDEA Committee is working
12 on Juneteenth celebrations.

13 Mayor Pugh stated that the Sustainability Committee has gotten the Village
14 re-certified as a Climate Smart Community which puts the Village in line for
15 additional State funding to support our renewable energy and sustainability
16 efforts. Mayor Pugh stated that the Village has a twenty plus year
17 commitment to affordable housing and he has gone over the evidence that
18 we have the capacity in our infrastructure to handle the proposed
19 development, and a 2021 School Enrollment Study forecasted continued
20 decline in enrollment into 2030. Mayor Pugh invited the community to attend
21 a Housing Forum on May 1st, at 7pm at the Harmon Fire House which will be
22 a discussion on policy, not individual projects. Mayor Pugh advised that the
23 Lorraine Hansberry Committee has organized the "American
24 Dream/Hansberry Family" conversation on housing segregation on May 4th.

25 Village Manager Healy advised that the Village will be planting trees in honor
26 of Arbor Day. Village Manager Healy stated that the vehicles which were
27 entered were on Radnor Avenue and in the Harmon area, and emphasized
28 the importance of locking vehicles because the vehicles that experienced
29 these break=ins were unlocked.

30 Village Manager Healy stated that the vehicles which were entered were on
31 Radnor Avenue and in the Harmon area, and emphasized the importance of
32 locking vehicles because those that had items taken were unlocked.

33 There being no further business to come before the Board a motion to close
34 the meeting was made by Trustee Politi. The motion was seconded by
35 Trustee Simon and approved with a 5-0 vote. The meeting was adjourned at
36 10:25pm.

1 Respectfully submitted,
2 Judy Weintraub, Board Secretary
3
4 _____
5 Paula DiSanto, Village Clerk
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