

Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, July 17, 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 24000042-24000299, 24250302-24250339*. The Motion was seconded by Trustee Politi and approved with a 5-0 Vote.

General Fund	\$1,121,136.08
Water Fund	\$214,398.03
Sewer Fund	\$56,145.19
Capital Fund	\$119,567.10
Trust Fund	1,975.00

3. RESPONSE TO QUESTIONS SUBMITTED BY EMAIL - None

4. CORRESPONDENCE

- a. Letter from John Sullivan, Esq. representing Neil and Nicole Graham, requesting that the Village of Croton-on-Hudson formally dedicate a rectangular piece of property at 33 Mount Green Road, which serves as an extension of Jasper Road, to resolve access issues for neighboring parcels.

<https://play.champds.com/ATT/crotononhudsonny/2024-07/d11fe53a6ab315946a2751d8e44a423877c7dada.pdf>

- b. Memo from Village Manager Bryan Healy on the Alexander Lane Optimum Outage

<https://play.champds.com/ATT/crotononhudsonny/2024-07/6c49514890345798a0fe3a3e3e330188840624eb.pdf>

- 1 c. Letter from the Hudson Valley Gateway Chamber of Commerce requesting
2 approval to conduct a Scarecrow Contest in the Village of Croton-on-
3 Hudson during the month of October.

4 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-07/8fa884390dc0d1dd4543135c75b238f83e64b0b1.pdf)
5 [07/8fa884390dc0d1dd4543135c75b238f83e64b0b1.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-07/8fa884390dc0d1dd4543135c75b238f83e64b0b1.pdf)

6 **Resolution:**

7 On motion by Trustee Simon and seconded by Trustee Politi the Board of
8 Trustees approved the request from the Hudson Valley Gateway Chamber
9 of Commerce to conduct a Scarecrow Contest during the month of
10 October. Motion was approved with a 5-0 vote.

- 11 d. Memo from Village Manager Bryan Healy on a request to use the Croton-
12 Harmon Train Station Parking lot on August 25, 2024, for a music festival.

13 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-07/c189c6caf0ed145f6a1ec5bfd0e7ed2825c3bd87.pdf)
14 [07/c189c6caf0ed145f6a1ec5bfd0e7ed2825c3bd87.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-07/c189c6caf0ed145f6a1ec5bfd0e7ed2825c3bd87.pdf)

15 Village Manager Healy stated that he met with Franki Leon along with the
16 Police Chief and the Superintendent of Public Works to discuss a number
17 of issues related to the event. Village Manager Healy advised that he is
18 recommending that the event end by 7:00pm, alcohol sales conclude one
19 hour before the end of the event, that they have an appropriate number
20 of bathrooms, and that private security be hired.

21 Trustee Simon stated that the organizers are also responsible for
22 compensating the Village for Police and DPW staff overtime and he is glad
23 that we are putting safeguards in place.

24 Trustee Murtaugh asked how we get assurances that everything will be
25 put in place.

26 Village Manager Healy stated that we will make sure that we receive the
27 confirmation from the Porta-Potty company that they will be delivered
28 before the event, they will also need to provide information regarding the
29 private security to the Police Chief to make sure they are registered and
30 licensed. Village Manager Healy added that our Parking Enforcement
31 Officers will be working that day to help direct people to the proper
32 parking areas and those attendees will also have to pay for parking.

1 Trustee Nicholson stated that she has some reservations since last year
2 was a real debacle, information was not presented in the most up-front
3 way to the Village and asked if they will be charging admission, how many
4 attendees are they estimating, how many parking spaces will be available
5 for participants, and are they interested in allowing local businesses to
6 participate in the event. Trustee Nicholson stated that at this time she
7 does not see an upside for the Village.

8 Trustee Politi seconded the vendor question.

9 Village Manager Healy stated that they expect around 1,000 people, there
10 is a fee to attend the event which he does not know at this time and
11 between Sections I, G, A, C and F, there should be around 1,000 parking
12 spaces.

13 Mayor Pugh stated that he believes we can make a condition that local
14 vendors will be given a reasonable opportunity to participate.

15 After some further discussion, the Board did not approve the request
16 pending further discussion with the event organizer.

- 17 e. Letter from Toni Senecal, Chair of the Croton Business Council, requesting
18 approval to host Oktoberfest 2024 in the Upper Village on October 5,
19 2024, from noon to 6pm,

20 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-07/b327e2ebbd37b9f6d325bd7482e2381f49e7fe52.pdf)
21 [07/b327e2ebbd37b9f6d325bd7482e2381f49e7fe52.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-07/b327e2ebbd37b9f6d325bd7482e2381f49e7fe52.pdf)

22 **Resolution:**

23 On motion by Trustee Simon and seconded by Trustee Nicholson the
24 Board of Trustees approved the request to hold an Oktoberfest in the
25 Upper Village on October 5, 2024, from noon to 6pm, (rain date to be
26 determined). Motion was approved with a 5-0 vote.

- 27 f. Press release from the Office of New York State Governor Kathy Hochul
28 regarding the start of resurfacing projects in Westchester County

29 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-07/5f04991918f7ff83b917e5978533b0c2ab728ba7.pdf)
30 [07/5f04991918f7ff83b917e5978533b0c2ab728ba7.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-07/5f04991918f7ff83b917e5978533b0c2ab728ba7.pdf)

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

1 Tony Granger, 217 Half Moon Bay, Croton on Hudson, stated that he
2 understands the Village is getting a fee of \$1,120 for use of the train station
3 parking lot for the music festival, but is the Village also getting a cut on the
4 entrance fees, the application that was submitted last year for the event was
5 not Franki Leon but rather a Peekskill Entertainment Agency, last year the
6 music was very loud, and believes that 1000 people is an understatement.

7 Village Manager Healy stated that the applicants will also be responsible for
8 overtime costs which the Village approximates to be \$15,000 which must be
9 paid in full before the event. Village Manager Healy explained that the
10 reason that an admission charge is allowed is that the train station is not a
11 park and does not fall under those regulations and we allow admission fees
12 for other events at the train station.

13 Susan Skrelja, 56 Truesdale Drive, Croton on Hudson, asked the Village to
14 slow down all of the building and housing initiatives until we know what the
15 impacts will be from our current developments. Ms. Skrelja stated that she
16 recently learned that Croton is a "Pro Housing Community" and according to
17 the "Home and Community Renewal" website, of the eleven mid-Hudson
18 communities under that program, only two are villages, one being Croton on
19 Hudson, the others are cities and we as a village of just over 8,000 residents
20 should not feel that we must be the saviors for affordable housing.

21 Lauren Davis, 14 Hamilton Avenue, Croton on Hudson, stated that she
22 opposes six story buildings in Croton and does not want to see zoning
23 changed to accommodate these types of buildings.

24 Alex Skrelja, 56 Truesdale Drive, Croton on Hudson, stated that he is not
25 against development, but asked that we slow down to see how things work
26 out before we move forward with more development. Mr. Skrelja shared an
27 email communication where Mayor Pugh where he states: "that the 41-51
28 development would likely be the last of this kind for the foreseeable future
29 of Croton, and that the thirty-three units of affordable housing are an
30 important downpayment on closing our deficit for affordable housing and
31 any new affordable housing in the coming decade will be smaller
32 developments". Mr. Skrelja and asked what percentage of units would be
33 affordable for the proposed LOT A development.

34 Mayor Pugh stated that under the AHOP Program, (Affordable Home
35 Ownership Opportunity Program) there is the potential for the LOT A
36 development to be 100% affordable, but the exact composition has not been

1 determined at this time and while the RFP (Request for Proposal) indicated
2 that we were looking at a 20% affordable rental option, the developer is also
3 seeking the opportunity for affordable ownership which is distinguishable
4 from the 41-51 Maple Street development which is all rental. Mayor Pugh
5 stated that this would be a chance for people to build generational wealth,
6 build a future in the Village and have the security of ownership.

7 Naureen Shabid, 1608 Half Moon Bay, Croton on Hudson, stated that both
8 the 1 Half Moon Bay and the LOT A properties, if developed, are going to be
9 a nightmare when it comes to traffic and school enrollment and believes that
10 these projects should be on the ballot.

11 Trustee Politi stated that she believes there is a lot of fear that is not going
12 to come to fruition and does not believe that the few children that may
13 come into the school district is going to be an issue for the school district.

14 Village Attorney Whitehead explained that there are no provisions in the law
15 that would allow something like this to be put on the ballot, under the law,
16 there is a limited list of things that can go up for a Referendum and the
17 Board does not have the option to put anything they want on the ballot.
18 Village Attorney Whitehead also stressed that the impact on traffic and
19 schools will all be studied as part of the review process.

20 Michael Mamone, 19 Young Avenue, Croton on Hudson, stated that he
21 believes the recent developments are disastrous, and is concerned that if we
22 add more developments and stores people will not have any place to park
23 and asked the Board to reconsider the Residential Parking System in his
24 neighborhood.

25 Sanjeeb Shabid, 1608 Half Moon Bay, Croton on Hudson, stated that Croton
26 Point Avenue gets very crowded at 4:00pm when the Metro North worker's
27 shift ends and feels that adding a housing development will only add to the
28 congestion, concerned with adding more children to the school system and
29 where is the money coming from if the LOT A development is going to be
30 affordable ownership.

31 Mayor Pugh explained that the source of funding for affordability housing if
32 below 20% comes out of the pocket of the developer or the other tenants
33 because there will be some cost subsidy between the market rate tenants
34 and the affordable units, if it is 100% affordable the funding would come
35 from State programs like AHOP.

1 Lisa Stenson Desamours, 1400 Half Moon Bay Drive, Croton on Hudson,
2 stated that while it has been helpful to have a traffic light at the train station
3 it can also be very challenging and believes this development will add more
4 congestion, the project should not have any adverse impact on current
5 homeowners and is concerned that we will be losing daily parking spaces
6 and asked if the developer will receive any tax abatements.

7 Mayor Pugh stated that there will be no tax abatements, the development
8 will be taxed in the usual manner of an apartment building.

9 Village Manager Healy explained that when the DPW facility was demolished
10 at the train station the Village gained approximately 200 parking spaces and
11 those spaces are more than enough to cover the spaces that will be lost
12 when LOT A is sold, we also have an additional 50 spaces along South
13 Riverside Avenue which are only used occasionally if there is a need for
14 overflow parking.

15 Trustee Simon reminded everyone that the Village has seen a reduction in
16 parking at the train station in the post Covid era.

17 Village Manager Healy stated that we are at 70% of where we were before
18 the pandemic.

19 Marilyn Grantner, 115 Cleveland Drive, Croton on Hudson, stated that there
20 are residents in our community who are looking to downsize and would love
21 to continue to live in Croton and directed residents to the 2019 Housing
22 Needs Assessment Study which can be found on the Village's website.

23 Cathy Connelly, 80 Young Avenue, Croton on Hudson, stated that she
24 objects to more development in Croton, people moved to Croton to live in a
25 small Village and asked the Board to slow down to give us time to see what
26 effects our current development has on the community as well as our
27 schools and traffic.

28 6. PROPOSED RESOLUTIONS:

29 **Resolution #145 of 2024**

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

1 WHEREAS the Village of Croton-on-Hudson has been awarded a grant under the New
2 York State Energy Research and Development Authority (NYSERDA) Clean Energy
3 Communities (CEC) Program, and

4 WHEREAS the grant, Agreement Number 222436, provides funding in the amount of
5 \$17,500 to support the installation of 12 Networked Level 2 Electric Vehicle Charging
6 Ports at the Croton-Harmon Train Station Parking Lot, and

7 WHEREAS the project will contribute to the reduction of greenhouse gas emissions and
8 support the Village's clean energy goals,

9 NOW THEREFORE, BE IT RESOLVED that the Village Board of the Village of Croton-on-
10 Hudson hereby authorizes the Village Manager to sign the NYSERDA Agreement,
11 including all necessary documents and exhibits, and to undertake any actions necessary
12 to fulfill the requirements of the grant.

13 **Resolution #146 of 2024**

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

17 WHEREAS the Village Board of Trustees has received a special permit application from
18 Sprocket Power of Bedford Hills, New York, proposing the installation of an integrated
19 energy system at Croton Auto Park, located at 1 Municipal Place, comprising of a battery
20 energy storage system with a 280 kWh output, and

21 WHEREAS a Site Development Plan has been submitted with the application, and

22 WHEREAS Tier 2 Battery Energy Storage Systems are permitted through the issuance of
23 a special permit by the Village Board of Trustees within the C- 2 zoning district, and

24 WHEREAS this action is a Type II action under the New York State Environmental Quality
25 Review Act, which does not require an environmental review,

26 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby refers the
27 special permit application to the Planning Board for a recommendation back to the Village
28 Board of Trustees, and

29 BE IT FURTHER RESOLVED that the Village Board hereby directs the Village Clerk to
30 notify the Westchester County Planning Department of this application in accordance with
31 law.

1 **DISCUSSION:**

2 Trustee Murtaugh stated that the main reason this has come into play is that the parent
3 company of Dodge/Chrysler/Jeep/Stellantis has insisted upon electrification capabilities at
4 all of their dealerships nationwide and they are taking advantage of Croton's embrace of
5 modern technology.

6 Village Manager Healy explained that when the Board amended the Solar Law, we
7 removed the requirement for a Special Permit and it now just requires a Building Permit,
8 the only aspect of their plan that the Board is required to review is the battery storage
9 system.

10 Trustee Simon stated that it is a commitment on the part of Croton Auto Park to make a
11 long-term investment in Croton since it involves a significant amount of dollars to do this
12 project.

13 Mayor Pugh asked if this information has been shared with the Fire Department.

14 Village Manager Healy advised that he did share this with the Fire Department, they have
15 provided their comments with the Village Engineer and those comments have been given
16 to Sprocket Power and incorporated into the agreement.

17 **Resolution #147 of 2024**

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

21 WHEREAS the Village of Croton-on-Hudson, New York, solicited bids for Two (2) License
22 Plate Reader (LPR) Systems in Bid No. 5-2024, and

23 WHEREAS the bids were publicly opened and read aloud on July 5, 2024, and

24 WHEREAS the Village Manager has reviewed the bids and recommended that the award
25 be made to the lowest responsible bidder,

26 NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Croton-
27 on-Hudson hereby awards Bid 5-2024 for Two (2) License Plate Reader (LPR) Systems to
28 Integrated Technical Systems, Inc. of Wallingford, CT in the amount of \$39,810.

29 **Resolution #148 of 2024**

On motion of TRUSTEE SIMON, seconded by TRUSTEE POLTI, 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 in May 2024, the Department of Public Works listed various materials and pieces of equipment for auction, and

WHEREAS on May 22, 2024, all bids for the auction were closed, resulting in a total bid amount of \$20,865; and

WHEREAS, the Superintendent of Public Works has requested that \$10,165 be transferred into the Capital Equipment account H5110.2010.24467, and

WHEREAS the Chief of Police has requested \$10,700 be transferred into the Police – Vehicles account A3120.2010, and

WHEREAS these funds will be used to purchase newer vehicles and equipment, aiding the fleet maintenance program by reducing future funding requests and enabling mid-fiscal year purchases,

NOW THEREFORE BE IT RESOLVED that the Village Treasurer is authorized to make the following budget amendment to the 2024-2025 General Fund and Capital Fund budgets as follows:

GENERAL FUND REVENUES

Increase

A1000.2665	Sales of Equipment	\$20,865
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GENERAL FUND EXPENSES

Increase

A3120.2010	Police – Vehicles	\$10,700
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CAPITAL FUND EXPENSES

Increase

H5110.2010.24467	Capital Equipment	\$10,165
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Resolution #149 of 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 onsite audit has been scheduled for the 2023-2024 fiscal year end, and

5 WHEREAS the following budget transfers are required as detailed in the attached
6 schedules,

7 NOW THEREFORE BE IT RESOLVED that the Board of Trustees authorizes the Village
8 Treasurer to make the following budget transfers to the 2023-2024 General, Water, and
9 Sewer Fund budgets as follows:

GENERAL FUND

Increase Expenses

Dept	Item	Description
A1010	1100	BOT-PERSONNEL SRVCS PT
A1010	1200	BOT-PERSONNEL SRVCS TAPE MEETI
A1110	1000	JUSTICE COURT-PERSONNEL SRVCS
A1110	1200	JUSTICE COURT-PERS SRVCS OT
A1210	1000	MAYOR-PERSONNEL SRVCS
A1230	1000	MANAGER-PERSONNEL SRVCS
A1230	1200	MANAGER-PERSONNEL SRVCS OT
A1230	4000	MANAGER-CONTRACTUAL
A1230	4500	MANAGER-TELEPHONE
A1320	4000	AUDITOR-CONTRACTUAL
A1325	1000	TREASURER-PERSONNEL SRVCS
A1325	1000	TREASURER-PERSONNEL SRVCS OT
A1325	4200	TREASURER-SUPPLIES
A1355	1100	ASSESSOR-PERSONNEL SRVCS PT
A1410	1100	CLERK-PERSONNEL SRVCS PT
A1410	1200	CLERK-PERSONNEL SRVCS OT
A1410	4200	CLERK- SUPPLIES
A1410	4500	VILLAGE CLERK-TELEPHONE
A1420	1100	LAW-PERSONNEL SRVCS PT
A1420	4200	LAW-SUPPLIES
A1440	4500	ENGINEER-TELEPHONE
A1620	1000	BUILDINGS-PERSONNEL SRVCS
A1620	4300	BUILDINGS-NATURAL GAS
A1640	1200	GARAGE-PERSONNEL SRVCS OT
A1640	4000	GARAGE-CONTRACTUAL

A1640	4210	GARAGE-VEHICLE MAINT SUPPLIES
A1650	4500	COMM-TELEPHONE
A1680	4200	DATA PROCESSING-SUPPLIES
A1950	4000	TAXES & ASSESSMENTS-CONTRACTUA
A1960	4000	REFUNDS ON REAL PROP-CONTRACTU
A1980	4000	MCTM TAX PAYROLL-CONTRACTUAL
A3120	1200	POLICE-PERSONNEL SRVCS OT
A3120	1210	POLICE-PERS SRVCS OT INVESTIG
A3120	4500	POLICE-TELEPHONE
A3189	4500	TELEPHONE
A3410	2000	FIRE-EQUIPMENT
A3410	2010	TOWER LADDER 44 REPLACEMENT
A3410	4000	FIRE-CONTRACTUAL
A3410	4200	FIRE-SUPPLIES ADMINISTRATION
A3410	4201	FIRE-FIRE HOSE
A3410	4220	FIRE-EQUIPMENT SUPPLIES
A3410	4230	FIRE-FIRST AID SUPPLIES
A3410	4400	FIRE-ENERGY ELECTRICITY
A3410	4420	FIRE-COPIER MAINT/LEASING
A3410	4500	FIRE-TELEPHONE
A3410	4600	FIRE-BLDGS & GROUNDS MAINT
A3410	4710	FIRE-VEHICLE REPAIRS
A3410	8040	FIRE-PHYSICALS/INNOCULATIONS
A4540	4000	AMBULANCE-CONTRACTUAL
A4540	4070	AMBULANCE-TRAINING
A5110	1000	ST MAINT-PERSONNEL SRVCS
A5110	1200	ST MAINT-PERSONNEL SRVCS OT
A5110	1999	ST MAINT-PERSONNEL SRVCS COMP
A5110	4700	ST MAINT-EQUIPMENT REPAIRS
A5140	1000	BRUSH-PERSONNEL SRVCS
A5142	4000	SNOW-CONTRACTUAL
A5183	1000	PUBLIC WRKS-PERSONNEL SRVCS
A5650	1100	PARKING-PERSONNEL SRVCS PT
A5650	1200	PARKING-PERSONNEL SRVCS OT
A5650	1999	PERSONAL SERVICES COMP
A7020	1000	REC-PERSONNEL SRVCS
A7110	1000	PARKS-PERSONNEL SRVCS
A7110	1200	PARKS-PERSONNEL SVRCS OT
A7140	1000	COM REC-PERSONNEL SRVCS
A7140	1100	COM REC-PERSONNEL SRVCS PT

GENERAL FUND**Increase Exp (Cont.)**

Dept	Item	Description
A7140	1200	COM REC-PERSONNEL SRVCS OT
A7140	4000	COM REC-CONTRACTUAL
A7180	1100	SPEC REC-PERSONNEL SRVCS PT
A7310	1100	YOUTH-PERSONNEL SRVCS PT
A7550	1100	CELEBRATIONS-PERS SRVCS PT
A7550	1200	CELEBRATIONS-PERS SRVCS OT
A8090	1000	RECYCLING-PERSONNEL SRVCS
A8090	4000	RECYCLING-CONTRACTUAL
A8090	4150	RECYCLING-DISPOSAL FEES
A8160	1000	REFUSE-PERSONNEL SRVCS
A8160	4000	REFUSE-CONTRACTUAL
A8170	1000	ST CLEAN-PERSONNEL SRVCS
A8510	1100	BEAUTIFICATION-PERS SRVCS PT
A8560	1000	SHADE TREES-PERSONNEL SRVCS
A8790	1100	NAT RESOURCES-PERS SRVCS PT
A9030	8000	SOCIAL SECURITY-UNDISTRIBUTED
A9031	8000	MEDICARE-UNDISTRIBUTED
A9050	8000	UNEMPLOYMENT-UNDISTRIBUTED
A9060	8020	INSURANCE-DENTAL INSURANCE
		Total Increase

Decrease Expenses

	Item	Description
A1110	1100	JUSTICE COURT-PERS SRVCS PT
A1420	4000	LAW-CONTRACTUAL
A1440	1000	ENGINEER-PERSONNEL SRVCS
A1440	1200	ENGINEER-PERSONNEL SRVCS OT
A1230	1100	MANAGER-PERSONNEL SRVCS PT
A1640	1000	GARAGE-PERSONNEL SRVCS
A1640	4800	GARAGE-FUEL GAS & DIESEL
A1650	4400	COMM-ENERGY ELECTRICITY
A1910	4000	INSURANCE-CONTRACTUAL
A1920	4000	MUNICIPAL DUES-CONTRACTUAL
A1990	4000	CONTINGENCY
A3120	1000	POLICE-PERSONNEL SRVCS
A3120	1241	POLICE-PERS SRV OT YOUTH OUTRE
A3120	1250	POLICE-PERS SRV OT PATROL BOAT
A3120	1260	POLICE-PERS SRV OT BICYCLE PAT

A3120	2000	POLICE-EQUIPMENT
A3120	2010	POLICE-VEHICLES
A3120	4070	POLICE-TRAINING
A3189	1000	AUXILIARY POLICE-PERSONNEL SRV
A3189	1100	AUXILARY-PERSONNEL SRVCS PT
A3310	4000	TRAFFIC-CONTRACTUAL
A3410	1210	FIRE-PERS SRVCS OT-PROJECTS
A3410	4280	FIRE-HOUSE SUPPLIES
A4540	2000	AMBULANCE-EQUIPMENT
A4540	4100	AMBULANCE-INSPECTION
A5010	1000	DPW ADM-PERSONNEL SRVCS
A5140	1100	BRUSH-PERSONNEL SRVCS PT
A5142	4200	SNOW-SUPPLIES
A5650	4000	PARKING-CONTRACTUAL
A8560	4000	SHADE TREES-CONTRACTUAL
A9060	8030	INSURANCE-MEDICARE REIMBURSE
A9060	8010	INSURANCE-HOSPITAL/MEDICAL INS
		Total Decrease

Increase Revenues

Dept	Item	Description
A1000	2401	INTEREST & EARNINGS
		Total Increase

WATER FUND**Increase Expenses**

Dept	Item	Description
F1320	4000	AUDITOR-CONTRACTUAL
F1650	4000	COMM -CONTRACTUAL
F1650	4410	COMM-POSTAGE
F1650	4500	COMM-TELEPHONE
F8320	4000	SUPPLY-CONTRACTUAL
F8340	1000	DISTRIB-PERSONNEL SRVCS
F8340	1200	DISTRIB-PERSONNEL SRVCS OT
F8340	1999	DISTRIB-PERSONNEL SRVCS COMP
F8340	4200	DISTRIB-SUPPLIES
F9060	8010	INSURANCE-HOSPITAL/MEDICAL INS
F8397	2000	WTR CAPITAL PROJECTS-EQUIPMENT

Total Increase

Decrease Expenses

Dept	Item	Description
F1990	4000	Contingency
Total Decrease		

SEWER FUND

Increase Expenses

Dept	Item	Description
G1320	4000	AUDITOR-CONTRACTUAL
G1650	4000	CENTRAL COMM-CONTRACTUAL
G1650	4400	ENERGY-ELECTRICITY
G1650	4500	CENTRAL COMM-TELEPHONE
G8120	4200	SEWER-SUPPLIES
G8997	2000	HOME & COMM SERV-EQUIPMENT
Total Increase		

Decrease Expenses

Dept	Item	Description
G1990	4000	CONTINGENCY-CONTRACTUAL
Total Decrease		

- 1
- 2 **Resolution #150 of 2024**
- 3 On motion of TRUSTEE SIMON, seconded by TRUSTEE MURTAUGH, the following
- 4 resolution was adopted by the Board of Trustees of the Village of Croton- on- Hudson, New
- 5 York with a 5-0 vote.
- 6 WHEREAS the Village of Croton-on-Hudson has owned a parcel located at Croton Point
- 7 Avenue, also known as Tax Map Parcel 79.17-1-5 ("Lot A") since the 1960s, and
- 8 WHEREAS Lot A was utilized as overflow parking for the Croton-Harmon Train Station for
- 9 many years, and

1 WHEREAS since the COVID-19 pandemic reduced the demand for commuter parking, the
2 Village Board of Trustees has determined Lot A is not needed for municipal purposes and
3 issued an RFP for the development of Lot A, and

4 WHEREAS on April 24, 2024, the Village Board adopted Resolution 86-2024 to move
5 forward with WBP Development LLC ("the Applicant") of Chappaqua, New York, as the
6 proposed purchaser and developer of Lot A, and

7 WHEREAS the Applicant has also entered into a contract for the purchase of the adjacent
8 parcel owned by Croton Point Realty Inc. located at 1 Croton Point Avenue and also
9 known as Tax Map Parcel 79.17-1-4 ("the CPR Parcel"), and

10 WHEREAS as the Applicant will be purchasing the CPR Parcel, the Village Board has
11 indicated it will also include an additional adjacent Village owned parcel currently leased
12 to Croton Point Realty Inc. for use in conjunction with the CPR Parcel, which additional
13 parcel is known as Tax Map Parcel 79.17-1-3 ("the Additional Village Parcel") (Lot A, the
14 CPR Parcel and the Additional Village Parcel are collectively referred to as "the Property"),
15 and

16 WHEREAS the Property is located in the LI Zoning District and within 1500 feet of the
17 Croton-Harmon Train Station, allowing for a variety of light industrial and multi-family
18 residential use, and

19 WHEREAS the Village Board is in receipt of a special permit application for a multi-unit
20 residential building on the Property and the requisite \$5,000 application fee from the
21 Applicant, and

22 WHEREAS the special permit application stipulates that the project will now consist of 46
23 one-bedroom and 54 two-bedroom condominiums, and

24 WHEREAS the Applicant has submitted Part 1 of an Environmental Assessment Form and
25 a Coastal Assessment Form,

26 NOW THEREFORE BE IT RESOLVED that the Village Board hereby determines that the
27 Proposed Action is an unlisted action under SEQRA, and

28 BE IT FURTHER RESOLVED that the Village Board hereby declares its intent to be the
29 Lead Agency for SEQRA purposes in connection with the Proposed Action and authorizes
30 the circulation of its intent to all involved and interested agencies, and

1 BE IT FURTHER RESOLVED that the Village Board hereby refers the special permit
2 application and associated documents to the Village Planning Board in accordance with
3 Village law, and

4 BE IT FURTHER RESOLVED that the Village Board hereby directs the Village Clerk to
5 notify the Westchester County Planning Board of this application in accordance with law,
6 and

7 BE IT FURTHER RESOLVED that the Village Board hereby directs the Applicant to
8 establish an initial escrow fund of \$50,000 for consultant review fees in connection with
9 the review of this application by the various Village Boards.

10 DISCUSSION:

11 Trustee Simon stated that this action begins the process and looks forward to hearing
12 back from the Planning Board; the \$50,000 that is being put in the Escrow Fund will allow
13 the Village to hire an independent consultant to look at all the impacts.

14 Trustee Murtaugh stated that when LOT A was an active train station parking lot there
15 were hundreds of cars parked there that contributed to traffic on a daily basis and he
16 believes we have to put some trust in those that study traffic. Trustee Murtaugh stated
17 that we expect occupancy at the Maple Commons development to start very soon so we
18 will have plenty of time to review those impacts while we review the LOT A proposal.

19 John Bainlardi, Vice president of WBP Development LLC advised that a lot of the
20 concerns that have been expressed will be specifically addressed as they go through the
21 review process. Mr. Bainlardi stated that they believe that this development will attract
22 people who currently work in Croton, those that are looking to downsize yet want to stay
23 in the Croton and those who have moved away and want to come back to be close to
24 family. Mr. Bainlardi stated that they are proposing a combination of one- and two-
25 bedroom apartments which do not generate many school children and to the extent that
26 school children are generated, those children would be across the full spectrum from
27 kindergarten to high school. Mr. Bainlardi explained that affordable housing is affordable
28 relative to the community in which you live and is based on the area's medium incomes.

29 Trustee Simon stated that if this project moves forward and the applicant gets the AHOP
30 funding, the applicants will still have to demonstrate they have sufficient income to be
31 able to obtain a mortgage.

32 Mayor Pugh asked if they have a sense for funding at this time.

1 Mr. Bainlardi stated that they are optimistic, in their cover letter they alluded to two
2 developments and that they have already been successful in receiving the necessary
3 funding. Mr. Bainlardi stated that AHOP is a new program which provides for the
4 opportunity of home ownership and our intent is to make that a reality and emphasized
5 that no funds will come from the taxpayers of the Village.

6 To hear Mr. Bainlardi's and the Board's comments you may log onto the following:
7 <https://play.champds.com/crotononhudsonny/event/968> (section 1.32.40).

8 7. PUBLIC COMMENTS ON NON-AGENDA ITEMS

9 Petra Vatne, 217 Half Moon Bay, Croton on Hudson, stated that the Board of
10 Trustees are here to serve the people, and implored the Board to listen to the
11 community.

12 Michael Mamone, 19 Young Avenue, stated that he does not want people
13 parking on his street and encouraged the board to put in a residential
14 parking system and also asked that that dog laws be enforced.

15 Lisa Stenson Desamours, 1400 Half Moon Bay Drive, Croton on Hudson,
16 stated that the developments proposed for LOT A and 1 Half Moon Bay Drive
17 will have an adverse impact on the residents of Half Moon Bay making it
18 difficult for residents to exit and enter and asked that the traffic consultant
19 install monitoring devices 24 hours a day, 7 days a week.

20 Marilyn Grantner, 115 Cleveland Drive, Croton on Hudson, thanked the
21 Trustees for putting the shuttle bus in service and suggested that a break be
22 built into the schedule for the bus driver and adjust the bus route so that it
23 stops at Senasqua on its way to Croton Landing where people are parked
24 since it is a long walk from Senasqua.

25 Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, asked the Board to
26 wait three years before considering any zoning changes for the 1 Half Moon
27 Bay project until we have an assessment of the effects from our current
28 developments.

29 Susan Sjkrelja, 56 Truesdale Drive, Croton On Hudson, stated that she feels
30 like we do not have a voice, and while the LOT A project is not something
31 that can be on the ballot, she encouraged the Board to involve the public.

32 Michael Balter, 148 Old Post Road South, Croton on Hudson, and editor of
33 the Croton Chronicle stated that the ownership of the Maple Commons

development appears to be a dual ownership between Regan Development, HDFC, and the Croton Housing Network and asked the Board to explain the ownership.

Tony Granger, 217 Half Moon Bay, Croton on Hudson, stated that from 2010-2023, 60 housing units were added to the Village, in 2024 the Village added 106 housing units and if we include the 100 units proposed for LOT A and the 280 units for the 1 Half Moon Bay property we would essentially have added 486 units, an 810% increase. Mr. Granger referred to the 2003 Master Plan Study that recognized "the essential character of Croton as a community of individual homeowners residing in single family dwellings on separate lots and that the essential character should be preserved. To view the entire document, you may log onto the following:

<https://ecode360.com/CR0035/document/532987063.pdf>

WRITTEN COMMENTS

E-Mail from Sarah Lawson Gruttadaro, 32 Wells Avenue, Croton on Hudson dated July 17, 2024, states that she would like the Village to remain a small community and asked that the Board not move forward with both the LOT A proposal as well as the 1 Half Moon Bay proposal.

E-Mail from Jessica Dieckman, 58 Thompson Avenue, Croton on Hudson dated July 16, 2024, states that she is against the development at 1 Half Moon Bay and would like the Village to remain a small community.

E-Mail from Erica Corwin, 68 Young Avenue, Croton on Hudson dated July 15, 2024, states that she is concerned about the development at 1 Half Moon Bay and asked the Board to cap the development at four stories to preserve the riverfront.

8. APPROVAL OF MINUTES

Motion to approve the minutes as amended of the Regular Meeting held on June 26, 2024, was made by Trustee Nicholson. The motion was seconded by Trustee Simon and approved with a 5-0 vote.

9. REPORTS:

1 Trustee Nicholson thanked the Sustainability Committee for running a
2 successful Repair Café this past Saturday and reminded everyone that the
3 Shuttle Bus will be running this Friday evening for the Senasqua concert.

4 Trustee Simon advised that on July 3rd Congressman Mike Lawler held a
5 Town Hall at the Croton Municipal building, on July 4th a very successful re-
6 enactment was held at Van Cortlandt Manor and thanked everyone involved,
7 on July 10th he attended the Maple Commons walk-through, on July 23rd
8 Croton 100 will be hosting a Senasqua Park Plastic Clean Up Day, the Rotary
9 Club will be holding their annual car show September 29th.

10 Trustee Simon explained the history of how Croton became a Pro Housing
11 Community, two years ago Governor Hochul developed a Legislative package
12 that required mandatory metrics for municipalities to meet in terms of
13 housing and if a municipality did not grant what a developer wanted, then
14 the developer had the right to go to the State and the State could take over
15 the Zoning of that particular municipality, that proposal was defeated in
16 Albany, but the message that was sent to the Governor, that if the State
17 wants more housing, the way to do it, is with incentives and out of that
18 discussion the Pro Housing Communities Program was created. Trustee
19 Simon stated that this program simply recognizes communities that are
20 committed to incremental growth over an extended period of time, and under
21 the leadership of Village Manager Healy we submitted the proper forms and
22 received the Pro Housing Community designation. Trustee Simon stated that
23 this designation gets us in the HOV lane for some helpful grant programs
24 that deal with infrastructure programs that benefit the entire community.

25 Trustee Murtaugh stated that there has been a lot of fear about the rapid
26 growth in Croton, and reminded everyone that there was a lot of fear when
27 we were purchasing the train station parking lot, there were fears about the
28 Harmon re-zoning, and people thought we were crazy to allow the Half Moon
29 Bay development, yet all of these things have turned out to be positive for
30 the Village. Trustee Murtaugh stated that whether or not LOT A comes to
31 fruition, there will still be hundreds of Metro North employees leaving work
32 and agrees that the traffic lights need to be improved and we should pursue
33 this discussion with the State. Trustee Murtaugh stated that we cannot
34 remain static, and the Board needs to do a better job sharing as much
35 information as possible with the community.

1 Trustee Politi stated that many of the speakers began their comments telling
2 us how many years they have lived in Croton and believes that these same
3 conversations were had when they moved to Croton, and reminded everyone
4 that these same new residents will also feel lucky that they got to Croton
5 when they did, and we are better off when there are people in our
6 community that are different from us.

7 Mayor Pugh stated that he was born and raised in Croton, and during his
8 lifetime in the Village 800 units of housing were added and he is very glad
9 during those decades his family did not say no more and looks at all the
10 people who have come to live here and who have made tremendous
11 contributions to Croton. Mayor Pugh stated that the Village's population in
12 1900 was approximately 1,500, we are now over 8,000, growth is part of our
13 story and when you talk about small town character, it is important to keep
14 things into perspective, the reality is that Croton is one of the most thinly
15 settled communities in Westchester even with all the current projects, we are
16 not anywhere close to the density of a lot of communities in the Hudson
17 Valley.

18 Village Manager Healy thanked the Department of Public Works for cleaning
19 up numerous downed trees from the recent rainstorm, and as a result of the
20 storm he has received requests to provide an exemption to the Leaf Blower
21 Ban which is permitted in serious storm events. Village Manager Healy stated
22 that even though the new census data indicates that the Village no longer
23 has census blocks to qualify for CDBG funding, we will move forward with the
24 hearing and complete the application process and see what happens, the
25 Repair Café was a great event and thanked the Conservation Advisory
26 Council and all the volunteers for making this happen, explained that the
27 traffic lights on Croton Point Avenue do not communicate with each other
28 because the lights at the exit ramps are owned by the State, and the lights
29 at LOT A and Veterans Plaza are owned by the Village and while we've had
30 numerous discussions with the State, we will continue to pursue this issue to
31 try to come up with a better solution. Village Manager Healy advised that he
32 met with representatives from the Town of Cortlandt and the County and
33 talked about the parking problems along Route 129, the Town is going to
34 petition NYS DOT to put no parking signs along their section of Route 129,
35 County Police Department will continue to write tickets when appropriate and
36 the County Parks Department is going to enhance the messaging that they
37 put out on their social media about the limited parking and encourage people
38 to park at Croton Point Park.

1 There being no further business to come before the Board a motion to close
2 the meeting and enter into an executive session to discuss matters of
3 personnel involving specific individuals was made by Trustee Murtaugh. The
4 motion was seconded by Trustee Simon and approved with a 5-0 vote. The
5 meeting was adjourned at 10:02pm.

6 Respectively submitted,

7 Judy Weintraub, Board Secretary

8 _____
9 Paula DiSanto, Village Clerk

10