

On motion of TRUSTEE ____, seconded by TRUSTEE ____, the following resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York, with a - vote.

Resolution #150-2024

WHEREAS, the Village of Croton-on-Hudson has owned a parcel located at Croton Point Avenue, also known as Tax Map Parcel 79.17-1-5 (“Lot A”) since the 1960s; and

WHEREAS, Lot A was utilized as overflow parking for the Croton-Harmon Train Station for many years; and

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

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

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

WHEREAS, as the Applicant will be purchasing the CPR Parcel, the Village Board has indicated it will also include an additional adjacent Village owned parcel currently leased to Croton Point Realty Inc. for use in conjunction with the CPR Parcel, which additional parcel is known as Tax Map Parcel 79.17-1-4 (“the Additional Village Parcel”) (Lot A, the CPR Parcel and the Additional Village Parcel are collectively referred to as “the Property”); and

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

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

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

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

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

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

BE IT FURTHER RESOLVED: that the Village Board hereby refers the special permit application and associated documents to the Village Planning Board in accordance with Village law; and

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

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

Dated: July 17, 2024