

July 11, 2024

The Honorable Brian Pugh  
Mayor of The Village of Croton-on-Hudson  
One Van Wyck Street  
Croton-on-Hudson, NY 10520

Re: WBP Development LLC  
1 Croton Point, Croton-on Hudson  
Application for Special Permit for a Proposed 100-Unit Multifamily Development

Dear Mayor Pugh and Members of the Village Board,

WBP Development LLC (“WBP”), as project Sponsor/Developer, is pleased to submit an Application for Special Permit to the Village of Croton-on-Hudson Board of Trustees for a proposed 100-unit multifamily development consisting of 46 one-bedroom and 54 two-bedroom homes in a to be constructed 5-story building with requisite parking and amenities (the “Development”) to be located on lands fronting on Croton Point Avenue consisting of (i) Tax Map Parcels 79.17-1-5 & 3 owned by the Village (“Lot A”); and (ii) Tax Map Parcel 79.17-1-4 owned by Croton Point Realty Inc (the “CPR Parcel”).

It is our intention for this Development to be a 100% affordable condominium with AFFH units selling at prices based on 80% of the area median income (AMI) for Westchester County to households with income levels up to 100% AMI, and otherwise in accordance with Section 230-48 of the Village Code. Proposed funding sources for the Development include (i) NYSHCR’s Affordable Home Ownership Opportunity Program (AHOP); and (ii) Westchester County’s New Home Land Acquisition Program (NHLA) which provides funding for acquisition of property used to develop fair and affordable housing in Westchester County. WBP has recently been approved for such funding on two developments, in New Rochelle and White Plains. These developments, of 126 condominiums and 68 condominiums, will commence construction this fall. In the event that one or both of these funding sources are not available for this Development, WBP will still proceed with the proposed site and building plans as proposed for a development providing not less than 20% AFFH Units.

The Application is submitted in furtherance of the Board’s adoption of Resolution #86-2024 on April 24, 2024, wherein the Board selected WBP as the proposed purchaser and preferred developer of Lot A in connection with an RFP process initiated by the Village in July, 2023. WBP is also Contract Vendee pursuant to an Agreement of Purchase and Sale dated April 23, 2024, for the CPR Parcel.

The Application is also advanced in accordance with Local Law 14 of 2022 which, consistent with the goals of the Village Master Plan, amended certain zoning provisions for the Light Industrial Zoning District (within which the Development is located) to permit, as a special permit use, transit-oriented

development consisting of mixed use or multi-family residential buildings on lots located on Croton Point Avenue on the west side of Route 9 and within 1,500 feet of the Metro North Croton Harmon Train Station.

In this regard, attached please find the following:

1. Application for Village Board Special Permit;
2. Check in the sum of \$5,000 for the Application Fee;
3. Site Plans prepared by Insite Engineering;
4. Preliminary Stormwater Pollution Prevention Plan (SWPPP) prepared by Insite Engineering;
5. Preliminary Water Engineering Report prepared by Insite Engineering;
6. Preliminary Wastewater Engineering Report prepared by Insite Engineering;
7. Architectural Plans prepared by Arketekcher, including building floor plans and elevations;
8. Part 1 Environmental Assessment Form (EAF) prepared by KSCJ Consulting;
9. Coastal Assessment Form prepared by KSCJ Consulting.

As the Board is aware, Lot A is currently in use as a Village commuter parking lot. The CPR Parcel is improved with an office building which is proposed to be demolished for the Development.

The proposed brick and metal panel building will be served by 100 parking spaces to be located in a below grade parking level and two outdoor parking areas, including five (5) Level 2 EV charging stations. Amenities within the building will include a community room, a fitness center, a co-working lounge, a bike storage room and a roof-top deck providing expansive scenic views overlooking Croton Point Bay and the Hudson River.

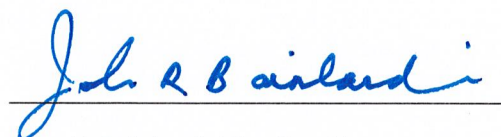
Sustainable building design features will likely include full electrification, solar readiness, high efficiency HVAC equipment (cold climate air source heat pumps) and appliances (Energy Star Multifamily New Construction Program) and low-flow water fixtures. WBP will build the Development to a recognized "green building" standard. Recent WBP developments have been LEED Gold and LEED Platinum.

We respectfully request that this matter be added to your Board's July 17, 2024 meeting agenda. We also request that, upon review of the Application submission documents, the Board consider taking the following actions:

1. Declare the Board's intent to act as lead agency for purposes of SEQRA
2. Refer the Application to the Village's Planning Board for its required report
3. Refer the Application to Westchester County Planning Department

Thank you for your consideration and we look forward to presenting the Application for this exciting development to your Board.

Sincerely,



John R. Bainlardi, Vice President