



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

Mayor
Brian Pugh

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Nora Moriarty Nicholson
Ian Murtaugh
Cara Politi
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Village Manager
Bryan T. Healy

Village Treasurer
Daniel Tucker

Village Clerk
Pauline DiSanto

To: Village Board of Trustees
From: Bryan Healy, Village Manager
Date: October 14, 2024
Re: Potential Discussion Items for the Board

As the Village Board is aware, the Village has continued to have conversations with the Pace Land Use Law Center, the Housing Task Force and the Croton Housing Network on how to continue updating the Village Code to encourage additional development where prudent and feasible.

I wanted to bring some topics which have been discussed recently to the attention of the Board:

- Removal of the special permit requirement for mixed-used developments in the gateway zones when the development consists of 10 units of housing or less.
- Removal of the special permit requirement for all-residential buildings when 20% or more of units are designated to be affordable.
 - In lieu of this change, a removal of the special permit requirement for all-residential buildings of 10 units or less when 1 or more units are designated to be affordable.
- The adoption of affordable preferences for first responders and medical professionals, in accordance with the data provided by the HAC and Pace Land Use Law Center, as well as preferences for veterans. The preferences would have an expiration date of 2035.
- The adoption of a “buy out” provision to permit market-rate developers to buy out all or part of their affordable housing responsibilities under the Village Code. An example of such a buy out would be White Plains, which requires a payment of \$173,000 per unit, with the money being set aside in an Affordable Housing Assistance Fund.
- The setting of an explicit growth target/cap of 1% annual increase in the housing supply.

Please let me know if you have any questions regarding the above. I look forward to discussing these topics in more detail with you.