

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, October 23, 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 Politi
Village Manager Bryan Healy	Trustee Murtaugh
Village Attorney Linda Whitehead	Trustee Nicholson
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 24251807-25252036*. The Motion was seconded by Trustee Nicholson and approved with a 5-0 Vote.

General Fund	\$391,335.37
Water Fund	\$28,013.64
Sewer Fund	\$2,005.38
Capital Fund	\$64,021.67
Trust Fund	-

3. NYCOM Award presented to Mark Duncan, Recreation Superintendent, recognizing his 25 years of service with the Village of Croton-on-Hudson.

4. PUBLIC HEARINGS:

Public Hearing #1

A Motion to open a public hearing to consider the adoption of Local Law Introductory No. 11 of 2024, which provides exemptions for first-time homebuyers of newly constructed homes, improvements made to properties under the Americans with Disabilities Act of 1990, physically disabled crime victims, and certified green building improvements was made by Trustee Simon. Motion was seconded by Trustee Politi and approved with a 5-0 vote.

Village Manager Healy gave an overview of the proposed Local Law. To view the entire Local Law, you may log onto the following:

<https://play.champds.com/ATT/crotononhudsonny/2024-10/98d27d9de46650736603f32e04ea6717d56caa91.pdf>

COMMENTS:

Trustee Politi asked if there is an income limit for first time buyers and does this also apply to condominiums.

Village Manager Healy advised that the income limit is defined by the State of New York Mortgage Agency/Low-Interest Rate Mortgage Program and it applies to condominiums as well.

Trustee Murtaugh stated that if someone improves the value of their home by creating space for a grandparent which, in theory, raises the value of the home, is the exemption based on that increased value?

Village Manager Healy explained that there are similar circumstances and depending on specific exemptions, some or all of the additional costs might be exempted but no one's assessment would be lowered except potentially the Green Building exemption. Village Manager Healy advised that the sunset for first time homebuyer is December 31, 2028, which is set in the State Law, the improvements made to properties under the Americans with Disabilities Act of 1990 and the physically disabled crime victims is permanent, and the green building exemption phases out after ten years.

Michael Mamone, 19 Young Avenue, Croton on Hudson, stated that he is concerned that other taxpayers will be footing that exemption, and asked where the justification for this is, he does not understand why we are favoring one person over another, and it is wrong to have neighbors paying for the benefit of others.

Cathy Connolly, 80 Young Avenue, Croton on Hudson, asked if there is a price limit on newly created properties?

Mayor Pugh stated that the prices are determined by the New York State Mortgage Authority Home Lending Program and the eligibility criteria does change from year to year, the price level for non-target areas is \$1.1 million and the income threshold for a three-person household is \$174,940 as of July 22, 2024.

Cathy Connolly, 80 Young Avenue, Croton on Hudson, stated that it doesn't seem fair that someone can purchase a \$1.1 million dollar home and then get an exemption, when people are saving just to purchase a modest home, she would understand this if it was low income, and asked what the theory is behind this.

Mayor Pugh stated that you would have to discuss that question with the State of New York Mortgage Authority, but he believes that the logic is more on the income

side and believes that it would be unlikely for a household earning \$174,000 a year to purchase a home for \$1.1 million.

Village Manager Healy referred to page two of the Law that explains the exemptions:

Newly constructed primary residential property purchased by one or more people, each of whom is a first-time homebuyer, shall be exempt from taxation levied by or on behalf of the Village of Croton-on-Hudson, for a period of five years. Such exemption shall be computed as follows:

Year of Exemption	Percentage Assessed Valuation Exempt from Tax
1	50%
2	40%
3	30%
4	20%
5	10%
6 or more	0%

Trustee Politi stated that there are other types of programs for first time home buyers, but it is important to note that this is not going to raise taxes.

Trustee Murtaugh reminded everyone that this is to help first-time homebuyers who are purchasing newly constructed homes that will add to the taxable values for Croton and increase the flow of people moving into home ownership.

Roseann Schuyler, Olcott Avenue, Croton on Hudson, stated that she does not understand the policy justification for the first time homeowner exemption, people who are first time home buyers, buying existing homes often have problems as well and a tax exemption for those people might be more appropriate than someone buying new construction where theoretically everything is new, if the point is to encourage people to buy new construction it seems very unfair. Ms. Schuyler also noted that this is being brought up when the Board is pushing a lot of new housing.

Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, stated that he believes that some members of the Board are being deceptive when it comes to new housing developments in Croton, and they are allowing developers to dictate the pace and asked the Board to pause on this Local Law, he expressed concerns of who may have lobbied formally or informally for this particular law.

1 There being no further comments to come before the Board, a motion to close the
2 Public Hearing was made by Trustee Politi. Motion was seconded by Trustee
3 Nicholson and approved with a 5-0 vote.

4 **Resolution #200-2024**

5 On motion of TRUSTEE SIMON, seconded by TRUSTEE POLITI, the following resolution
6 was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New York with
7 a 4-1 vote, with Trustee Nicholson voting Nay.

8 WHEREAS the Village would like to amend Chapter 204 of the Village Code on Taxation,
9 to provide for exemptions for first-time homebuyers of newly constructed homes,
10 improvements to property made pursuant to the Americans with Disabilities Act of 1990,
11 physically disabled crime victims, and for improvements to real property meeting
12 certification standards for green buildings, and

13 WHEREAS these exemptions were discussed at the May 15 and August 28 work sessions;
14 and WHEREAS, Local Law Introductory No. 11 of 2024 has been drafted to reflect such
15 language; and WHEREAS, the Village Board held a public hearing to consider Local Law
16 Introductory No. 11 of 2024, which was opened and closed on October 23, 2024,

17 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby adopts
18 Local Law Introductory No. 11 of 2024, to amend Chapter 204 of the Village Code on
19 Taxation, to provide for exemptions for first-time homebuyers of newly constructed
20 homes, improvements to property made pursuant to the Americans with Disabilities Act
21 of 1990, physically disabled crime victims, and for improvements to real property
22 meeting certification standards for green buildings, which upon adoption becomes Local
23 Law No. 14 of 2024.

24 DISCUSSION:

25 Mayor Pugh stated that this is a local option under the New York State Real Property Tax
26 Law, in the case of the first time homebuyer, it is a reflection of the reality that was
27 highlighted by the County Planning Department, and more recently Hudson Valley
28 Pattern for Progress, that even someone earning the medium income of approximately
29 \$150,000, if they had to purchase their home today under current market conditions they
30 would struggle, there is also recognition across the Board of issues of home affordability,
31 and the State of New York Mortgage Authority Program is an indication of the State's
32 investment and support for first time home buyers.

33 Trustee Simon stated that he supports this being made available for existing homes and
34 suggested that we put this into our legislature package for the State's consideration.

1 Trustee Simon added that if there was to be a LOT A project, purchasers will be at
2 average medium incomes or below, and required to get a sizeable mortgage, and based
3 on what we know now, the purchasers would be barred from getting a mortgage at that
4 level, and believes that consideration of some tax exemption is appropriate but we will
5 see what happens after we do the analysis.

6 Trustee Nicholson stated that she has an issue with the new homeowner part of this Local
7 Law, and because LOT A would be subject to this law, she would like to understand the
8 fiscal ramifications. Trustee Nicholson stated that she supports all of the other
9 exemptions, and her preference is to amend the law and pull the first-time homeowner
10 clause out of the law.

11 Mayor Pugh asked if we remove that portion of the law would we have to re-notice the
12 law.

13 Village Attorney Whitehead stated that removing that portion would be a substantial
14 change and would need to be re-noticed. Village Attorney Whitehead added that it is
15 difficult to forecast the impact, because we do not know if any of the buyers will qualify.

16 Mayor Pugh stated that if LOT A is funded through the Affordable Home Ownership
17 Program, he believes the impact would be very modest, but we are talking about a finite
18 section of the home buying market, it is a modest reduction, and it is temporary, but we
19 have to see the actual analysis and we will ask AKRF to make this part of the fiscal
20 analysis.

21 WRITTEN COMMENTS

22 Email from Brian McAllister, 73 Truesdale Drive, Croton on Hudson, dated October 21,
23 2024, states that if the local law includes tax exemptions for LOT A he is against it, he is
24 concerned this will hurt current residents who will have to foot the bill and this law
25 misses the diminishing middle class and residents that bought prior builds.

26 Email from Chris Roose, 55 Truesdale Drive, Croton on Hudson, dated October 21, 2024,
27 stated that while he is sympathetic to the other justifications for tax exemptions, he is
28 opposed to the law as written, increasing the tax burden on existing homeowners shifts
29 the burden of affordability to current homeowners.

30 PUBLIC HEARING #2

31 A motion to open a Public Hearing to consider the adoption of Local Law
32 Introductory No. 13 of 2024, to amend and updated the seasonal parking
33 provisions of Chapter 215, Vehicles & Traffic, of the Village Code was made by

1 Trustee Simon. Motion was seconded by Trustee Politi and approved with a 5-0
2 vote.

3 Village Manager Healy gave an overview of the proposed Local Law. To view the
4 Local Law, you may click onto the following:

5 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-10/d5359842e9353d840cb6d03d5a5459e75b6c5339.pdf)
6 [10/d5359842e9353d840cb6d03d5a5459e75b6c5339.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-10/d5359842e9353d840cb6d03d5a5459e75b6c5339.pdf)

7 **COMMENTS:**

8 Michael Mamone, 19 Young Avenue, Croton on Hudson, stated that Croton has one
9 of the best snow ordinances around, but in order to keep this good system, the
10 Village will need to enforce it.

11 There being no further comments to come before the Board, a motion to close the
12 public hearing was made by Trustee Simon. Motion was seconded by Trustee
13 Nicholson and approved with a 5-0 vote.

14 **Resolution #201-2024**

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

18 WHEREAS the Village of Croton-on-Hudson would like to amend Chapter 215, Vehicles &
19 Traffic, of the Code of the Village of Croton-on-Hudson to update provisions related to
20 seasonal parking, and

21 WHEREAS Local Law Introductory No. 13 of 2024 was drafted for such purposes, and

22 WHEREAS the Village Board held a public hearing to consider Local Law Introductory No.
23 13 of 2024, which was opened and closed on October 23, 2024,

24 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby adopts
25 Local Law Introductory No. 13 of 2024, amending Chapter 215, Vehicles & Traffic, of the
26 Code of the Village of Croton-on-Hudson to update provisions related to seasonal
27 parking, which upon adoption becomes Local Law No. 12 of 2024.

28 **PUBLIC HEARING #3**

29 A motion to open a Public Hearing to consider the special permit application
30 submitted by Ryan Kao CTRH LLC for the construction of a three-story mixed-use

1 building at 325 South Riverside Avenue was made by Trustee Murtaugh. Motion
2 was seconded by Trustee Simon and approved with a 5-0 vote.

3 Architect Jorge Hernandez of ARQ Architects gave an overview of the proposed
4 project. To view the project, you may click of following link:

5 [https://play.champds.com/ATT/crotononhudsonny/2024-](https://play.champds.com/ATT/crotononhudsonny/2024-07/c92e4fc8021275250a491fd59594337842c7f39f.pdf)
6 [07/c92e4fc8021275250a491fd59594337842c7f39f.pdf](https://play.champds.com/ATT/crotononhudsonny/2024-07/c92e4fc8021275250a491fd59594337842c7f39f.pdf)

7 Trustee Murtaugh asked for Mr. Hernandez to elaborate on the connection between
8 the Capriccio parking lot and the proposed building.

9 Mr. Hernandez stated that one of the comments they received was to have a
10 connection to South Riverside, but due to the configuration of Capriccio's parking
11 lot, and the closeness of the two driveways, it was not feasible to have two
12 driveways adjacent to each other.

13 Village Manager Healy stated that there have been a lot of line-of-sight issues with
14 people coming out of the Capriccio's parking lot onto South Riverside and making
15 an entrance into the Capriccio lot one-way would solve a lot of traffic conflicts in
16 that area.

17 Trustee Nicholson asked if that is the Board's jurisdiction or should that be with the
18 Planning Board.

19 Village Manager Healy stated that it would be under the Site-Plan review process,
20 but the Board can make that recommendation to the Planning Board.

21 Trustee Simon stated that he believes the adjustments that were made to the
22 design are an improvement and thanked them for their hard work.

23 COMMENTS:

24 Cathy Connolly, 80 Young Avenue, Croton on Hudson, stated that the structure
25 does not fit in with the residential neighborhood, the Planning Board recommended
26 15 parking spaces as opposed to 19 with employees parking elsewhere, and the
27 question is where will they park, with respect to the 2nd floor, we should know how
28 many residential units are being proposed, she does not believe that all deliveries
29 can be made during off-hours, parking is a problem on Young Avenue, people
30 cannot pull out of the cul-de-sac from Oneida, there is a line of site problem and
31 suggested that one of those parking spaces be removed.

1 Trustee Simon stated that should this project go to the Planning Board the design
2 issues will continue to be relevant as well as the parking issues.

3 Village Attorney Whitehead emphasized that the Board's jurisdiction is the use, and
4 the details are with the Planning Board during the Site Plan Review process.

5 Michael Mamone, 19 Young Avenue, Croton on Hudson, stated that the project is
6 too big and sharing an entrance with Capriccio tells you it is too large, Mr. Mamone
7 stated that this project violates our Zoning Code which requires a 10 foot side yard
8 setback if the property is within 25 feet of a residential Zone, a rear yard setback
9 of 20 feet if it is connected to a residential property, and a building height of 2
10 stores. Mr. Mamone also addressed line of site issues at Oneida and South
11 Riverside Avenues.

12 Roseann Schuyler, Olcott Avenue, Croton on Hudson, stated that her office is on
13 the corner of South Riverside and Oneida Avenues, in the past several years the
14 traffic on South Riverside has increased because of development and would expect
15 that a high volume business like a pharmacy would also continue to bring a lot of
16 traffic to that area, there is parking on both sides of the street, the driving lanes
17 are narrow and it has become dangerous to navigate walking and driving in that
18 area. Ms. Schuyler stated that she is also concerned about the size of the building,
19 there is no specificity about the second floor; maybe it will be offices/maybe
20 residential and she does not see enough parking.

21 Peter Schuyler, Olcott Avenue, Croton on Hudson, stated that he agrees we should
22 be supporting Save Mor Pharmacy, but this project has not been well thought out
23 with regards to its impact on the neighborhood, the three stories is not in
24 conformity with the Harmon area, if the proposed building was two stories it would
25 be much more palpable, but given the proposal it is humongous on this small lot,
26 he is also concerned that there will not be enough parking when the upper floors
27 are built out, and while he is not against development he is opposed to the size
28 and asked the Board not to approve this proposal.

29 Ed Riely, 110 Truesdale Drive, Croton on Hudson, asked for clarification regarding
30 discussions about eliminating the Special Permit process for anything within the
31 Gateway District, as well as clarification if the Harmon Area is zoned for buildings
32 up to 35 feet in height. Mr. Riely also asked that the Board put in place a better
33 system when projects are being presented, an electric pointer system would make
34 it easier for the audience to understand what the presenter is talking about.

1 Donn Gerelli, 25 Observatory Drive, Croton on Hudson and business owner at 321
2 S. Riverside Avenue, stated that this is a very busy intersection and is concerned
3 about safety, Save Mor is an essential business in our community, but he wants
4 the Board to consider the size of this project, there is not enough parking, just
5 before he came to the meeting there were eight overflow cars in the proposed
6 Save Mor parking lot from Capriccio's patrons, cars were also parking on Oneida
7 and he is concerned it will effect other businesses in the area.

8 Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, stated that the weak link in
9 this project is the parking, as with many other proposed projects, which effects the
10 quality of life for Croton residents when parking exceeds what they are projecting.

11 Trustee Politi stated that she believes the parking that we are talking about would
12 be from the business on the first floor.

13 Kate Mamone, 19 Young Avenue, Croton on Hudson, stated that the traffic on
14 Riverside Avenue is already a lot, and to add a building of this size is too much, it
15 is a bad area with respect to traffic, she is concerned they will be parking on
16 Oneida and Young Avenues and asked the board to stop urbanizing Croton.

17 There being no further comments to come before the Board, a motion to close the
18 Public Hearing was made by Trustee Simon. Motion was seconded by Trustee Politi
19 and approved with a 5-0 vote.

20 DISCUSSION:

21 Trustee Politi asked if the Board has the right to say that they can only do two
22 stories, and could they expand the parking.

23 Village Manager Healy stated that this property is in the Gateway District and the
24 height requirements in the Gateway District are three stories (35 feet).

25 Village Attorney Whitehead stated that the project is Zoning compliant because it
26 is in the Gateway District and the only way they would not get a Special Permit is if
27 the Board found that they were not compliant on another issue. Village Attorney
28 Whitehead stated that the sharing of entrances is something that is encouraged in
29 the Gateway District because it reduces the number of curb-cuts and helps with
30 parking spaces.

31 Trustee Nicholson asked if they considered underground parking.

1 Jorge Hernandez of ARQ Architects Architect, stated that it was not feasible for this
2 size of building.

3 Village Attorney Whitehead asked if parking is compliant even if the second floor is
4 used for residential.

5 Jorge Hernandez advised that the additional apartment on the second floor is
6 calculated in the parking requirements.

7 Trustee Nicholson stated that this is a daytime business which already has issues
8 with parking, right now she does see it being a great fit for the neighborhood, and
9 for fairness to the Architect, the Board should really think about better guidelines
10 with respect to aesthetics so that developers have a better understanding of what
11 these structures should look like.

12 Village Manager Healy stated that the Visual Environment Board has been working
13 on putting together a booklet showing tasteful images with respect to aesthetics
14 and signage for the Village and is hopeful we will see that soon.

15 Trustee Politi stated that the Planning Board will ultimately be the one that will
16 deal with the aesthetic part, but the issue with parking in Harmon is a big problem
17 and we need to talk about other solutions that would make people more
18 comfortable with a project like this.

19 Jorge Hernandez stated that they looked at the peak hours of Save Mor and
20 Capriccio and having the parking lots connected, when Save Mor is closed, those
21 parking spaces would be available to Capriccio patrons as well as for Save Mor
22 customers during the daytime hours.

23 Trustee Murtaugh stated that the proposed building is a monolithic block and is not
24 a stylistically attractive building but does not want to take away the rights of a
25 property owner, and aesthetics is a question that he would leave to someone else.

26 Mayor Pugh stated that it cannot be a fair expectation for one parcel to solve the
27 parking challenges of the neighborhood, and a lot of that has to do with existing
28 businesses and our job is to make sure that this proposal does not add to those
29 challenges.

- 30 5. LWRP Consistency Review and EAF Part II Review for the Special Permit application
31 submitted by Ryan Kao of CTRH LLC for the construction of a three-story mixed-
32 use building at 325 South Riverside Avenue

1 *Short Environmental Assessment Form Part 2 - Impact Assessment Part 2*

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning Regulations?	√	
2. Will the proposed action result in a change in the use or intensity of use of land?	√	
3. Will the proposed action impair the character or quality of the existing community?	√	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	√	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? The Board left this blank for further review.		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	√	
7. Will the proposed action impact existing: a. public / private water supplies?	√	
b. public / private wastewater treatment utilities?	√	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	√	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	√	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	√	
11. Will the proposed action create a hazard to environmental resources or human health?	√	

2

3 *LWRP Consistency Review*

Policy	DEVELOPMENT POLICIES	Applicable Yes/No	Consistent Yes/No	Applicable Yes/No	Consistent Yes/No	Comments
1	Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.	No				

1A	Encourage integrated development of Village property to assure fulfillment of requirements relating to parking and accessory uses of Metro-North train station, while facilitating public access to the bay area and recreational use.	No				
1B	Encourage restoration of deteriorating structures related to railroad use and assure appropriate maintenance and screening to reduce visual impact.	No				
1C	Encourage the appropriate re-use of the old sewage treatment plant site at the intersection of Route 9A and Municipal Place.	No				
2	Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.	No				
2A	Encourage water-enhanced commercial uses where such uses complement water dependent uses and do not result in displacement of such uses.	No				
3	Further develop the State's existing major ports of Albany, Buffalo, New York, Ogdensburg and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of State public authorities, of land use and development which is essential to, or in support of, waterborne transportation of cargo and people.	No				
4	Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.	No				
5	Encourage the location of development in areas where public services and facilities essential to such development are adequate.	Yes	Yes	Yes	Yes	Board Concurred
5A	When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.	Yes	Yes	Yes	Yes	Board Concurred
6	Expedite permit procedures in order to facilitate the siting of development activities at suitable locations	No				
6A	To expedite permit procedures, the Village shall coordinate all relevant local laws into a development package for applicants and/or make all local laws available to applicants proposing development activities.	No				
FISH & WILDLIFE POLICIES						

7	Significant coastal fish and wildlife habitats will be protected, preserved, and, where practical, restored so as to maintain their viability as habitats.	No				
7A	The quality of the Croton River and Bay Significant Coastal Fish and Wildlife Habitat and Haverstraw Bay Significant Fish and Wildlife Habitat shall be protected and improved for conservation, economic, aesthetic, recreational, and other public uses and values. Its resources shall be protected from the threat of pollution, misuse, and mismanagement.	No				
7B	Materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay Significant Fish and Wildlife Habitat and the Haverstraw Bay Significant Fish and Wildlife Habitat shall not be disposed of or allowed to drain in, or on land within, the area of influence in the significant fish and wildlife habitats.	No				
7C	Storage of materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay Significant Fish and Wildlife Habitat or Haverstraw Bay Significant Fish and Wildlife Habitat shall not be permitted within the area of influence of the habitat unless best available technology is used to prevent adverse impacts to the habitat.	No				
7D	Restoration of degraded ecological elements of the Croton River and Bay and Haverstraw Bay Significant Fish and Wildlife Habitats and shorelands shall be included in any programs for cleanup of any adjacent toxic and hazardous waste site	No				
7E	Runoff from public and private parking lots and from storm sewer overflows shall be effectively managed so as to prevent oil, grease, and other contaminants from polluting surface and ground water and impact to the significant fish and wildlife habitats.	Yes	Yes	Yes	Yes	Board Concurred
7F	Construction activity of any kind must not cause a measurable increase in erosion or flooding at the site of such activity, or impact other locations. Construction activity in the Croton River and Hudson River spawning areas shall be timed so that spawning of anadromous fish species and shellfish will not be adversely affected.	No				
7G	Construction activity of any kind must not cause significant degradation of water	No				

	quality or impact identified significant fish and wildlife habitats.					
7H	Habitat-related policies identified in the Indian Brook-Croton Gorge Watershed Conservation Action Plan will be considered in actions proposed for these areas (see Appendix C).	No				
8	Protect fish and wildlife resources in the coastal area from the introduction of hazardous waste and other pollutants which bio-accumulate in the food chain, or which cause significant sub-lethal or lethal effects on those resources.	No				
9	Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new.	No				
9A	Ensure continued recreational use and public access to the rivers through Village owned land adjacent to the railroad parking lot, at Croton Point Park, at Senasqua and Croton Landing Parks, along the Croton River, and at the Croton Yacht Club. Efforts should be made to increase opportunities for public access and enjoyment in these areas.	No				
9B	Encourage passive recreational enjoyment of the wildlife in the designated significant fish and wildlife habitats, on the Audubon Society sanctuaries, Jane Lytle Arboretum, Gouveia Park and on other public or private lands within the Village where wildlife habitats are located, as well as the protection of such resources.	No				
10	Further develop commercial finfish, shellfish and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing onshore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks and expanding aquaculture facilities.	No				
	FLOODING & EROSION POLICIES					
11	Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.	No				
12	Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.	No				

12A	Every effort should be made to protect Croton Point, a natural protective barrier to Croton Bay from activities or development that would increase erosion or flooding of the point.	No				
13	The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.	No				
14	Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.	No				
15	Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.	No				
16	Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.	No				
17	Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.	No				
17A	Efforts to control erosion along the rivers and on the steep slopes inland shall be of a non-structural nature, wherever possible, to minimize the visual impact of structural measures.	No				
18	To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas	No				
PUBLIC ACCESS POLICIES						
19	Protect, maintain, and increase the level and types of access to public water-	No				

	related recreation resources and facilities					
19A	Encourage the linkage of open space from upland areas to and along the Hudson and Croton Rivers in the form of a trail or walkway system.	No				
19B	Increase public access to areas that offer physical and visual connections to the Hudson River or Croton River and Bay.	No				
19C	Encourage the improvement of public transportation, when feasible, where water dependent and water-enhanced recreation activities are located.	No				
19D	Improve and maintain access to Croton River and Bay at the Village-owned Echo Canoe Launch south of the Village parking lots at the Croton-Harmon Station	No				
20	Access to the publicly owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided and it should be provided in a manner compatible with adjoining uses. 19 Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.	No				
21	Water dependent and water enhanced recreation will be encouraged and facilitated and will be given priority over non-water related uses along the coast.	No				
21A	Boating and fishing activities should be encouraged provided that they do not restrict other water-related recreational opportunities and are undertaken in a manner compatible with existing water-dependent uses.	No				
22	Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities and is compatible with the primary purpose of the development.	No				
	HISTORIC AND SCENIC QUALITY POLICIES					
23	Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.	No				
24	Prevent impairment of scenic resources of statewide significance. (The nearest scenic area of statewide significance (SASS) is the Bear Mountain Park subunit of the Hudson Highlands SASS which is	No				

	north of the Village)					
25	Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.	No				
25A	Establish and protect identified public viewsheds of the Hudson River, including but not limited to the public views of the Hudson River from the western shoreline of the Village, and of the Croton River and Gorge.	No				
	ENERGY AND ICE MANAGEMENT POLICIES	No				
26	Conserve and protect agricultural lands in the State's coastal area.	No				
27	Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.	No				
28	Ice management practices shall not interfere with the production of hydroelectric power, damage significant coastal fish and wildlife and their habitats, or increase shoreline erosion or flooding..	No				
29	The development of offshore uses and resources, including renewable energy resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.	No				
	WATER AND AIR RESOURCES POLICIES					
30	Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.	No				
30A	Existing rail services and transportation-related facilities shall not dispose of any regulated materials in coastal waters until all such regulated materials have been tested by the State for conformance with water quality standards.	No				
31	State coastal area policies and management objectives of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a	No				

	development constraint.					
32	Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.	No				
33	Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.	Yes	Yes	Yes	Yes	Board Concurred
33A	The flow of stormwater discharge shall be controlled to limit the flow of pollutants from street, and parking areas, etc. directly into the rivers and water bodies.	Yes	Yes	Yes	Yes	Board Concurred
34	Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas..	No				
34A	Moored structures or marine vessels shall not discharge ballast water or other releases into the waterway.	No				
35	Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.	No				
36	Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.	No				
37	Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.	No				
37A	Control of the development of hilltops and steep slopes should be exerted in order to prevent erosion and minimize runoff and flooding from new construction.	No				
38	The quality and quantity of surface water and ground water supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.	No				
39	The transport, storage, treatment and disposal of solid waste, particularly	No				

	hazardous waste, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.					
40	Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to State water quality standards..	No				
41	Land use or development in the coastal area will not cause national or State air quality standards to be violated.	Yes	Yes	Yes	Yes	Board Concurred
42	Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.	No				
43	Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.	No				
	WETLAND POLICY					
44	Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.	No				
44A	Wetlands, water bodies and watercourses shall be protected by preventing damage from erosion or siltation, minimizing disturbance, preserving natural habitats and protecting against flood and pollution.	No				
	LWRP SECTION IV PROPOSED LAND USES AND PROJECTS					
	CROTON RIVER BASIN PROJECTS					
1.	ENSURE MAINTENANCE OF NEW CROTON DAM CONSERVATION FLOW Maintaining natural river flows below water supply reservoirs is inherently complicated and requires a difficult balance between human demands and sustainable flows to conserve a river's ecological health					
2.	ADDRESS DRAINAGE SYSTEMS THAT LEAD TO EROSION ON STEEP SLOPES The objective of this project is to promote activities that will control soil erosion and sedimentation caused by stormwater runoff. These issues are most significant along the steep banks of the Croton River Gorge					
3.	FACILITATE UPGRADES TO CATCH BASINS AND OUTFALLS TO ADDRESS FLOATABLES IN CROTON BAY					

	The intent of this project is to control stormwater runoff discharges and other pollutants from entering Croton Bay. Protecting the ecological health of Croton Bay and River is a priority for the Village.					
4.	FACILITATE UPGRADES TO CROTON-HARMON PARKING LOT TO ADDRESS FLOATABLES IN CROTON BAY The parking facility is currently overwhelmed by asphalt paving with rows of cars. There is minimal landscaping or greenery, and in certain areas, parking directly abuts wetland areas in Croton Bay. The Village should consider implementing green infrastructure within the parking lot in order to capture runoff onsite and reduce sewer overflows.					
5.	IMPROVE ECHO CANOE LAUNCH AND VILLAGE-OWNED LAND AT THE SOUTHERN END OF THE TRAIN STATION PARKING LOT This project supports the continued improvement of this recreational area to enhance public access to the Croton River and Bay and the Hudson River					
6.	RELOCATE VILLAGE DPW FACILITY, SALT SHED AND MATERIAL STORAGE AREA The DPW operates a salt storage shed at the southern end of the Croton-Harmon parking lot. There is also an uncovered storage area near the salt shed for rocks and other construction materials which can leach directly into Croton Bay from the facility.					
	HUDSON RIVERFRONT PROJECTS					
7.	FACILITATE ACCESS TO THE HUDSON RIVER WATERFRONT A recurring comment from public input during this LWRP process and prior plans was the need to improve access to the Hudson River waterfront for vehicles, pedestrians, and bicyclists. Although there have been some improvements such as the Brook Street pedestrian bridge, in general, access to the waterfront is limited, and difficult in some locations.					
8.	FACILITATE CROTON YACHT CLUB/CROTON LANDING IMPROVEMENTS The concept of a waterfront restaurant, or another use at the southern end of Croton Landing Park, adjacent to the Croton Yacht Club, has been discussed by the Village for years. Parking is also an issue as there is already insufficient on-site parking at Croton Landing Park to satisfy					

	demand during busy hours.					
9.	IMPLEMENT SEGMENT OF RIVERWALK TRAIL FROM CROTON LANDING PARK TO OSCAWANA COUNTY PARK According to the Hudson River Trailway Plan (2003), Westchester County has proposed a 1-mile trail along the Hudson River that would connect Croton Landing Park with Oscawana County Park in Cortlandt. This trail would fill a gap between the River Walk trails at these two parks.					
	VILLAGE -WIDE PROJECTS					
10.	UNDERTAKE MANAGEMENT AND CAPITAL IMPROVEMENT PLAN FOR VILLAGE PARKS, TRAILS, OPEN SPACES AND MEMORIALS This project supports the creation of a Parks Maintenance and Capital Improvement Plan to address ongoing care and protection of existing parks, open spaces, and trails. The goal would be to provide an action plan for regular maintenance and target capital improvements when needed.					
11.	DEVELOP PLAN FOR FUTURE USE OF GOUVEIA PARK The purpose of this project is for the Village to create a conceptual plan that will examine how to best utilize the Gouveia Park, a 15.63-acre site acquired by the Village.					

6. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL - none.

7. CORRESPONDENCE:

- a. Resignation letter from Janet Monahan, Chair of the Croton Conservation Advisory Council (CCAV).

<https://play.champds.com/ATT/crotononhudsonny/2024-10/9945d1a41dc65b1c6f93af8f2834d1f04b2b8f9a.pdf>

Mayor Pugh read an email from Conservation Advisory Council member John Ealer dated October 23, 2024, he states in his email that he is grateful to Janet Monahan for her exemplary service, leadership, kindness and tenacity as the Chair for the last five years, she was incredibly supportive of the efforts to grow the CLEAN initiative, and he was inspired by the countless hours she invested in organizing Earth Day and the Repair Café events.

1 8. PUBLIC COMMENTS ON AGENDA ITEMS:

2 Ed Riely, 110 Truesdale Drive, Croton on Hudson, suggested that an electric
3 pointer be implemented when presentations are made, would like to know where
4 this Special Permit process is going to be eliminated as described in the meeting
5 last week, and asked that every time the Board offers special tax programs, a cost
6 estimate should be made so that the public knows how much it is costing the
7 Village.

8 Michael Mamone, 19 Young Avenue, Croton on Hudson, stated that his
9 neighborhood has suffered with traffic and parking from the creation of the
10 Harmon Gateway District, Oneida Avenue already has an issues with parking and
11 he is concerned about the additional traffic the 325 Riverside Avenue project will
12 create, he does not support e-bikes usage in the Village because users to not
13 follow rules and do not require insurance.

14 Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, stated that the expansion
15 of the Gateway District was not to the benefit of our residents, perhaps the Board
16 should slow down development so we can holistically look at the impacts these
17 new projects have on our community with respect to parking, traffic, taxation, and
18 Village resources and he does not support getting rid of the Special Permit process
19 in the Gateway District.

20 Sandra Kolk, 114 Elmore Avenue, Croton on Hudson, asked the Board to highlight
21 the changes to the Freedom of Information Process.

22 9. RESOLUTIONS:

23 **Resolution #202-2024**

24 On motion of TRUSTEE SIMON, seconded by TRUSTEE NICHOLSON, the following
25 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
26 York with a 4-0 vote. Trustee Politi was not present at the time of the vote.

27 WHEREAS the Code of the Village of Croton-on-Hudson provides for the reservation of
28 parkland and the payment of fees in lieu thereof concerning new developments, and

29 WHEREAS the Village Board of Trustees wishes to amend Chapter 230, Zoning, of the
30 Village Code to clarify these provisions, and

31 WHEREAS Local Law Introductory No. 10 of 2024 has been drafted for such purposes;
32 and

1 WHEREAS on July 24, 2024, the Village Board of Trustees declared itself Lead Agency for
2 SEQRA purposes, and

3 WHEREAS on October 9, 2024, the Village Board of Trustees undertook the process and
4 review described in detail in Parts 2 and 3 of the EAF "Determination of Significance"
5 attached hereto, and

6 WHEREAS the Village Board held a public hearing to consider Local Law Introductory No.
7 10 of 2024, which was opened and closed on October 9, 2024, and

8 WHEREAS the Village Board has received a recommendation of consistency from the
9 Waterfront Advisory Committee with the Village's Local Waterfront Revitalization
10 Program, and

11 WHEREAS the Village Board must make its own determination of consistency with the
12 LWRP policy standards and conditions, and

13 WHEREAS on October 9, 2024, the Village Board reviewed the LWRP Policy standards and
14 conditions,

15 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees makes the
16 following findings regarding the applicability of the LWRP policies and the consistency of
17 the Proposed Action with those policies and conditions of the LWRP which it found
18 applicable:

19 POLICY 19: Encourage the linkage of open space from upland areas to and along the
20 Hudson and Croton Rivers in the form of a trail or walkway system.

21 POLICY 19A: Encourage the linkage of open space from upland areas to and along the
22 Hudson and Croton Rivers in the form of a trail or walkway system.

23 POLICY 19B: Increase public access to areas that offer physical and visual connection to
24 the Hudson River or Croton River and Bay.

25 POLICY 23: Protect, enhance, and restore structures, districts, areas, or sites that are of
26 significance in the history, architecture, archaeology or culture of the State, its
27 communities, or the Nation.

28 The remaining policies and conditions of the LWRP not specifically discussed above, were
29 reviewed and found not to be applicable, and

1 BE IT FURTHER RESOLVED that based upon the above, the Village Board of Trustees
2 confirms its determination that the Proposed Action complies with the policy standards
3 and conditions set forth in the Village's LWRP, and

4 BE IT FURTHER RESOLVED that the Village Board of Trustees hereby issues and adopts
5 the EAF Parts 2 and 3 Determination of Significance attached hereto and adopts a
6 Negative Declaration in connection with this action, and

7 BE IT FURTHER RESOLVED that the Village Board of Trustees hereby adopts Local Law
8 Introductory No. 10 of 2024, to amend Chapter 230, Zoning, of the Code of the Village of
9 Croton-on-Hudson regarding the reservation of parkland associated with new residential
10 developments and subdivisions and the payment of fees in lieu thereof, which upon
11 adoption becomes Local Law No. 13 of 2024.

12 **Resolution #203-2024**

13 On motion of TRUSTEE SIMON, seconded by TRUSTEE NICHOLSON, the following
14 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
15 York with a 4-0 vote. Trustee Politi was not present at the time of the vote.

16 WHEREAS the Village of Croton-on-Hudson has been selected to participate in Project
17 MOVER, an E-bikeshare program designed to enhance mobility and provide
18 environmentally friendly transportation alternatives, and

19 WHEREAS Shared Mobility Inc. and Drop Mobility have conducted a preliminary analysis
20 and site assessment, identifying potential locations for E-bikeshare stations within the
21 Village as detailed in the Preliminary Siting Memo, which includes both primary and
22 secondary locations, and

23 WHEREAS the Project MOVER E-bikeshare initiative aligns with the Village's goals of
24 promoting sustainability, reducing carbon emissions, and increasing access to public
25 transit options, as well as providing safe, equitable, and reliable transportation, and

26 WHEREAS the Village is prepared to enter into a Site Agreement with Shared Mobility Inc.
27 to finalize the deployment of bikeshare stations on municipal property and within public
28 rights of way, subject to review by the appropriate Village departments and community
29 stakeholders,

30 NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized to sign
31 the attached Letter of Intent with Shared Mobility Inc. and Drop Mobility, confirming the
32 Village's commitment to supporting Project MOVER and moving forward with the
33 finalization of site locations.

1 **DISCUSSION**

2 Trustee Simon stated that this will be a satellite of Ossining's program, the Board looked
3 at some sites and we look forward to working with the community as we make some final
4 decisions to placement of these bikes.

5 Trustee Nicholson stated that this could be a solution to some of our parking issues in the
6 Village and she looks forward to it starting.

7 Mayor Pugh thanked Deputy Mayor Simon for his leadership on this and for working with
8 both the Sustainability Committee and the Bicycle and Pedestrian Committee on this very
9 worthwhile initiative.

10 **Resolution #204-2024**

11 On motion of TRUSTEE MURTAUGH, seconded by TRUSTEE NICHOLSON, the following
12 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
13 York with a 4-0 vote. Trustee Politi was not present at the time of the vote.

14 WHEREAS the Croton-on-Hudson Fire Department is in the process of acquiring a new
15 Fire Boat to replace an existing vessel in its marine operations that was retired after 30
16 years of service, and

17 WHEREAS the Village was awarded two State and Municipal Facilities Program grants in
18 2022 in the amounts of \$100,000 and \$125,000, respectively, for the purchase of the
19 new Fire Boat, and

20 WHEREAS the Fire Boat was purchased off a GSA contract, which allowed the Village to
21 receive competitive pricing without going to bid, and

22 WHEREAS continuing discussions with the manufacturer have led to the drafting of
23 Change Order 2, with a change amount of \$1,625, and

24 WHEREAS Change Order 2 encompasses the installation of a small electric heater
25 element in the bilge/fire pump space for winterization, the addition of webbed netting in
26 the lower cabin to secure rescue equipment, and a minor cost overrun related to the
27 boat's graphics package, and

28 WHEREAS the change order also includes a credit reflecting the decision to send three
29 committee members to the final factory inspection instead of the originally budgeted
30 four, due to scheduling conflicts, and a credit reflecting the cancellation of one factory
31 inspection trip, and

WHEREAS the change order has been reviewed by the Village Manager and has been deemed necessary for the optimal operation and safety of the new Marine 12 Fire Boat,

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Croton-on-Hudson hereby authorizes the Village Manager to sign Change Order 2 with Inventech Marine Solutions LLC, of Bremerton, WA, in the change amount of \$1,625.

Resolution #205-2024

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 4-0 vote. Trustee Politi was not present at the time of the vote.

WHEREAS Local Law No. 13 of 2024 was approved at a regular Village Board Meeting held on October 23, 2024, and

WHEREAS Local Law No. 13 of 2024 amends the Village of Croton-on-Hudson's Zoning Code to update the requirements for reserving parkland in residential developments and allows for the collection of fees in lieu of parkland when suitable land is unavailable, with the funds designated for parks and recreation purposes, and

WHEREAS the Village desires to update the current fee schedule to more accurately reflect the costs associated with maintaining and improving the Village's parks and recreational areas, and

WHEREAS the Board of Trustees is authorized to establish such fees by resolution and set them forth in the Master Fee Schedule,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby amends the 2024-2025 Master Fee Schedule as follows:

Fee In Lieu of Parkland	§230-73	Efficiency (studio) or 1 bedroom	\$6,000/unit
	§230-73	2- Bedrooms	\$8,000/unit
	§230-73	3- Bedrooms	\$10,000/unit
	§230-73	Single family dwelling unit (attached or detached), regardless of number of bedrooms	\$12,000/unit
	§230-123	Sub-Divisions	\$12,000 per lot

Resolution #206-2024

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 4-0 vote. Trustee Politi was not present at the time of the vote.

1 WHEREAS on July 5, 2022, the Village Board of Trustees adopted a Freedom of
2 Information Law (FOIL) Policy governing the release of public records in the Village of
3 Croton-on-Hudson, and

4 WHEREAS at that time, the Village Manager was designated as the FOIL Appeals Officer
5 regarding denial of access to records under the Freedom of Information Law, and

6 WHEREAS the Village Board of Trustees wishes to serve as the body hearing FOIL appeals
7 moving forward,

8 NOW THEREFORE BE IT RESOLVED that the Board of Trustees hereby adopts the updated
9 FOIL Policy as attached hereto designating the Village Board as the body determining
10 FOIL appeals.

11 DISCUSSION:

12 Village Attorney Whitehead explained that the policy states that the Village Clerk and the
13 Deputy Village Clerk are the Records Officers, since the Village Manager serves as the
14 Deputy Village Clerk it was determined that there was a conflict, and it was
15 recommended that appeals should come before the Board of Trustees. Village Attorney
16 Whitehead reminded everyone that prior to 2022, the Appeals Officer was the Board of
17 Trustees.

18 **Resolution #207-2024**

19 On motion of TRUSTEE SIMON, seconded by TRUSTEE MURTAUGH, the following
20 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
21 York with a 4-0 vote. Trustee Politi was not present at the time of the vote.

22 WHEREAS, Chapter 197-15 of the Village Code, Snow and Ice on Sidewalks, provides for
23 the property owner or lessee to keep the adjoining sidewalk free from snow and ice,
24 subject to certain parameters specified in the law, and

25 WHEREAS Chapter 197-15, subsection D, provides for the Village to cause the snow and
26 ice to be removed from the sidewalk if not done by the homeowner within the prescribed
27 12-hour period, and

28 WHEREAS the Village released a request for proposals on September 12, 2024, with a
29 return date of October 10, 2024, and

30 WHEREAS a total of three proposals were received, two of which were compliant with the
31 terms of the RFP, and

1 WHEREAS New England Property Maintenance of Mahopac, New York, was the low
2 respondent to the RFP, and

3 WHEREAS the Village has previously worked with this contractor and been satisfied with
4 their work,

5 NOW THEREFORE BE IT RESOLVED: that the Village Manager is hereby authorized to
6 enter into a contract with New England Property Maintenance, of Mahopac, New York, for
7 snow removal services for the 2024-2025 winter season at the following rates:

8 Minimum charge per property: \$70

9 Snow removal of 4 inches or less: \$0.20 per square foot

10 Snow removal of greater than 4 inches: \$0.50 per square foot

11 Use of calcium chloride (for icy conditions): \$70 per bag
12

13 **Resolution #208-2024**

14 On motion of TRUSTEE SIMON, seconded by TRUSTEE NICHOLSON, the following
15 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
16 York with a 4-0 vote. Trustee Politi was not present at the time of the vote.

17 WHEREAS the Village of Croton-on-Hudson uses a Formax FD1500 Auto Sealer (folding
18 machine) for the large-scale processing of billing throughout the year, and

19 WHEREAS this folding machine is over 15 years old and integral to the Village's regular
20 operations, and

21 WHEREAS the folding machine requires maintenance and repair, not included in the Fiscal
22 Year 2025 Adopted Budget,

23 NOW THEREFORE BE IT RESOLVED the Village Board hereby authorizes the Village
24 Treasurer to transfer \$1,220 from Contingency Account A1990.4000 to the following
25 account: A1680.4000 - Data Processing-Contractual: \$1,220.00

26 10. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

27 Ed Riley, 110 Truesdale Drive, Croton on Hudson, encouraged the Board to look at
28 single family homes as opposed to large scale developments in the Village, in the
29 ten years between 2010-2020 Croton had a 3% growth in population and a 50%
30 increase in density and opposes the way density figures are misused when
31 presenting development proposals. Mr. Riley stated that he was not aware that

1 the MTA had a guaranteed right to purchase the LOT A property, yet it was
2 amazing how fast the Village was able to get the MTA to rescind that right.

3 Michael Mamone, 19 Young Avenue, Croton on Hudson, asked the village to
4 enforce the dog ordinance, commercial vehicles parking on Young and Oneida
5 Avenues need to be addressed, does not believe that we do not have enough
6 housing in Croton, it is just an excuse to jam these projects into Croton, e-bikes,
7 and mopeds can be dangerous, they do not require insurance or drivers licenses
8 and there is no enforcement of laws pertaining to these vehicles.

9 Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, stated that he is
10 concerned with the change in the FOIL Law, and asked if there is a secondary
11 option to appeal, and asked the Board to explain the modifications of the Special
12 Permit requirements and where that would apply to.

13 11. APPROVAL OF MINUTES:

14 Motion to approve the minutes as amended of the Regular Meeting held on
15 October 9, 2024, was made by Trustee Simon. The motion was seconded by
16 Trustee Murtaugh and approved with a 4-0 vote. (Trustee Politi not present at
17 the time of this vote)

18 Motion to approve the minutes of the Executive Session held on October 16,
19 2024, was made by Trustee Simon. The motion was seconded by Trustee
20 Murtaugh and approved with a 4-0 vote. (Trustee Politi not present at the time of
21 this vote)

22 12. REPORTS:

23 Trustee Nicholson stated that there have been some discussions regarding our EMS
24 services on Facebook, it is important for the Board to have a conversation about
25 these services and assure everyone that the Board is not making anyone unsafe.
26 Trustee Nicholson wished Janet Monaham well on her retirement, she was a
27 fantastic Chair of the Conservation Advisory Council, and she will be missed, the
28 Green Living Series is back at the Library, Tuesday evening, October 29th from
29 7:00pm-8:30pm, to talk about Dark Skies.

30 Village Manager Healy stated that he will be reaching out to our EMS requesting
31 response data of our volunteers, verses response calls that are being fielded
32 exclusively by our paid EMT and the Ossining Paramedics and once we get that
33 data we can certainly schedule that discussion.

Trustee Simon updated everyone on the following:

- Sunday October 13th the Welcome Wagon welcomed new residents at Senasqua Park,
- October 15th the Planning Board finalized the Croton Auto Park Energy Storage System as well as amendments to the upcoming Café and performing space at 130 Grand,
- October 17th the Bicycle and Pedestrian Committee met where they reviewed our New York Forward application,
- On Saturday, Family fun day at Vassallo Park was held and honored Mark Duncan,
- Saturday night, along with the American Legion, they honored Korean and Vietnam Veterans,
- congratulated the organizers for a successful Harry Chapin Run,
- today, he and Trustee Murtaugh met with the Waterfront Advisory Committee,
- this coming Saturday Drug Take Back Day will be held as well as the Halloween Dog Parade,
- this past Monday, he and Assistant to the Village Manager Emily Mancini meet with Girl Scout Troop 1233 at Village Hall.

Trustee Murtaugh advised that the Police Advisory Committee in conjunction with the Police Department and Croton Caring is in the beginning stages of putting together a bicycle giveaway program, gently used bicycles can be dropped off at the Police Department or at 22 Lexington, for more information you may reach out to Croton Caring Committee.

Mayor Pugh explained that the Board is looking at designating another Board for the review of Special Permits, it is often the case in other communities that it is not handled by the legislative body but a quasi-judicial body like the Planning Board or Zoning Board of Appeals. Mayor Pugh encouraged anyone who would like to hear the Boards entire discussion in more detail they can log onto the following: <https://play.champds.com/crotononhudsonny/event/992>.

Mayor Pugh advised that he participated in the Fun Run/Walk as well as the recognition of Vietnam and Korean Veterans, details on the Community Blood Drive can be found on the Village's website, thanked the Town of Cortlandt for

1 extending the deadline for the "Operation Snow-Flake Program", anyone interested
2 in enrolling in the program can reach to the Town of Cortlandt.

3 Village Manager Healy explained that when a Freedom of Information Request
4 comes into the Village, the Village Clerk reviews it and makes a determination
5 whether or not we can release the records, that decision is made in consultation
6 with the Village Attorney, once the inquirer is notified, if the request has been
7 denied, the inquirer has thirty days to appeal, and that would then come to the
8 Board for a final decision. Village Manager Healy advised that the Freedom of
9 Information Law sets guidelines as to what can be held back and if it does not fall
10 within those parameters the records can be released. More Information of the
11 Freedom of Law can be found by going to the following website:
12 <https://opengovernment.ny.gov/freedom-information-law>

13 Village Manager Healy responded to a question that was asked regarding the
14 Kayak Agreement: in the most recent agreements, the fees that were paid for the
15 storage area was \$1,265 in 2022, \$1,391 in 2023 and \$1,531 in 2024, in addition
16 to that rental fee, they were required to pay the Village \$1,225 or a percentage of
17 their gross income (whichever is higher) and in 2022 it was 8 ½%, in 2023 8.75%
18 and in 2024 it was 9%. Village Manager Healy stated that he has spoken with Mr.
19 Clark about the renewal, and we have been exchanging information about what we
20 believe are reasonable terms.

21 There being no further comments to come before the Board, a motion to close the
22 meeting was made by Trustee Simon. Motion was seconded by Trustee Nicholson
23 and approved with a 4-0 vote. (Trustee Politi not present at the time of this vote)
24 Meeting adjourned at 10:02pm.

25 Respectively submitted,

26 Judy Weintraub, Board Secretary

27 _____
28 Paula DiSanto, Village Clerk