

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Monday, December 18, 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 Simon
Village Manager Bryan Healy	Trustee Nicholson
Special Counsel, Linda Whitehead	Trustee Politi – via zoom
Village Treasurer Daniel Tucker	Trustee Slippen
Assistant to the Village Manager Emily Giovanni	

1. Mayor Pugh called the meeting to order at 7:00pm and led everyone in the Pledge of Allegiance.
2. Presentation of the Key to the Village to Janet Monahan and Ian Murtaugh in recognition of their service to the Village of Croton-on-Hudson.
3. Audit Presentation for the 2023-2024 Fiscal Year.

Village Manager Healy explained that our auditor from O'Connor Davies had a dental emergency and was unable to attend tonight, so he and Village Treasurer Tucker will give a condensed presentation. Village Manager Healy further offered that the full audit presentation will be rescheduled for a work session in January.

Financial Statements and Supplementary Information:

<https://play.champds.com/ATT/crotononhudsonny/2024-12/bf0019d854d397ab947250e234e2b8e5a0d66c71.pdf>

PKF O'Connor Davies Report:

<https://play.champds.com/ATT/crotononhudsonny/2024-12/58a0c9ed07ed9326067cab5c7c6ee6a1736d32e6.pdf>

Trustee Simon stated that this appears to be a clean audit, he is pleased to see that everything is in good shape, and the numbers are going in the right direction and looks forward to the presentation by our auditors in January.

4. APPROVAL OF VOUCHERS

Trustee Simon made a motion to approve the following *Fiscal Year Vouchers, Claims numbered 24252702-24252986*. The Motion was seconded by Trustee Nicholson and approved with a 5-0 Vote.

General Fund	\$198,855.83
Water Fund	\$19,486.48
Sewer Fund	\$3,456.74

Capital Fund	\$197,875.61
Trust Fund	-
Debt Fund	-

5. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL - none

6. PUBLIC COMMENT – AGENDA ITEMS

Richard Olver, 42 Whelan Avenue, Croton on Hudson, stated that our community has become unaffordable, and we are in a multi-generational housing crises in this country because we stopped building reasonably priced housing, and we need to help our community so that it can be a home for everyone and not just the wealthy. Mr. Olver stated that he has gone over all the documentation, he has reviewed all the steps that have been taken and he is impressed that no stone has been left unturned and applauds the Board for the direction they are going.

Catherine Borgia, 102 Maple Street, Croton on Hudson, stated that during her time as a member of the County Board of Legislators, the Board came to realize that the high cost of housing is harming all of us in Westchester County, and part of that is because we are severely under-built, Westchester County's Housing Needs Assessment showed that people are burdened by the cost of housing and she believes Lot A is an ideal location because it is within walking distance to shopping and public transportation.

Michael Mamone, 19 Young Avenue, Croton on Hudson, stated that he does not support the 1 Croton Point Avenue project, it is wrong for Croton, he is concerned that there will not be enough parking for tenants, does not believe in the estimated enrollment of children into the schools, it is going to be a drain on our resources, the building is too high and he is concerned that traffic in this area is going to get worse.

Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, stated that the sale of Lot A should be stopped and the Special Permit should be denied because he believes it is based on faulty data, diagrams presented to the public misrepresented the size and scale of this proposal, views will be destroyed and he believes the information that was given to the public on what the community would get from rezoning this property was misleading, he is concerned that the projected tax revenues are not accurate, and that the analysis on water, sewer, fire, noise, traffic, schools and other considerations cannot be relied upon and asked that the

contract be terminated and that a new consultant be hired that will provide accurate information to the Village.

Matthew Schuerman, 53 Old Post Road North, Croton on Hudson, stated that he is not in favor of all development, but he is in favor of this development, the proposed development is within walking distance to the train station and the Village stands to gain 2.3 million dollars for a property that the Village is not using as well as property taxes in perpetuity, this project will bring more people who will patronize our Village businesses and a portion of that sales tax will also come back to the Village. Mr. Schuerman encouraged the Board to look at the big picture when considering future developments, but he does believe that this project has a lot of upside and little downside.

Cristina Alvarez Arnold, 51 Old Post Road N, Croton on Hudson, stated that we are facing a shortage of housing, and that gap is widening and housing is one of the key elements to reducing intergenerational poverty and supports the 1 Croton Point Avenue project.

E-mail from Ethan Samuel Lewis, 38 Glengary Lane, Croton-on-Hudson, dated December 17, 2024, stating that he is in favor of the 1 Croton Point Avenue Special Permit, this development will benefit the Village coffers, its urban fabric and current residents, the train station parking lot will be available for those tenants that need additional parking spaces, the project is a win-win for the Village and we are fortunate to have an opportunity to provide new housing.

7. CONSENT AGENDA:

Trustee Nicholson asked for clarification on the sunseting of the Business Development Committee.

Village Manager Healy explained that the Business Development Committee was a committee that originally came out of the Comprehensive Plan Committee in 1999, it has not been very active in the past five years, and a lot of its work has been taken up by the Croton Business Council as well as our new Business and Community Liaison position. Village Manager Hearly stated that the Village is still very much committed to working on business and economic development and we will be doing that through the Croton Business Council and our Liaison.

Trustee Simon stated that our last Chair of the Business Development Committee, Matthew Rubenstein, is very much in support of this, he has become one of the

more active members of our regular business meetings and continues to make many contributions to the business community.

a. CORRESPONDENCE TO THE BOARD:

1. Letter from Kimberley Russell, Fire Council Secretary, regarding the results of the annual Croton-on-Hudson Fire Department Chiefs Election

<https://play.champds.com/ATT/crotononhudsonny/2024-12/d9280a71fcae6c53ebfe08bf7bd596d82ba26107.pdf>

2. Notice of New York State Liquor License Application for the Grand Kitchen & Bar LLC located at 140 Grand Street.

<https://play.champds.com/ATT/crotononhudsonny/2024-12/f59646155fdfa6769dcb09317743abc4a2ad1e9f.pdf>

3. 2024 Year-End Report from the Police Advisory Committee

<https://play.champds.com/ATT/crotononhudsonny/2024-12/c0b98b0a7ed93d3bf60fa1aab0fa5511e8b4deb6.pdf>

4. 2025 Trustee Liaison Appointments

<https://play.champds.com/ATT/crotononhudsonny/2024-12/cf8f5fdd5eb643a491dea0742de3753d78954ebc.pdf>

b. RESOLUTIONS:

Resolution #253-2024

On motion of TRUSTEE SLIPPEN, 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 5-0 vote.

WHEREAS Local Law Introductory No. 16 of 2024 has been drafted to amend Chapter 135, Garbage, Rubbish, and Littering, of the Village Code, and

WHEREAS the proposed local law includes revisions to update definitions in the Village Code and set the times when garbage containers may be placed curbside, and

WHEREAS the Village Board of Trustees wishes to schedule a public hearing to consider Local Law Introductory No. 16 of 2024,

1 NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby schedules
2 a Public Hearing on Wednesday, January 8, 2025, at 7:00 PM in the Georgianna Grant
3 Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider Local Law
4 Introductory No. 16 of 2024.

5 **Resolution #254-2024**

6 On motion of TRUSTEE SLIPPEN, seconded by TRUSTEE NICHOLSON, the following
7 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
8 York with a 5-0 vote.

9 WHEREAS the Business Development Committee (BDC) is the successor of the Village
10 Comprehensive Plan Committee, which was first appointed in 1999, and

11 WHEREAS the BDC has been charged with working on initiatives within the Village to
12 foster economic development, and

13 WHEREAS a number of these initiatives have been put into place, such as the reformation
14 of the Croton Business Council and the appointment of a new Business and Community
15 Liaison in the Village Manager's office, and

16 WHEREAS the Croton Business Council and the liaison position are well-suited to carry on
17 the work of the BDC in the future,

18 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby sunsets the
19 Business Development Committee with thanks to all the members of the community who
20 have served on this committee and its predecessor committee over the past 25 years.

21 **Resolution #255-2024**

22 On motion of TRUSTEE SLIPPEN, seconded by TRUSTEE NICHOLSON, the following
23 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
24 York with a 5-0 vote.

25 WHEREAS the Village of Croton-on-Hudson plans to carry out a cybersecurity review, to
26 check for potential weaknesses in the Village's computer systems, and

27 WHEREAS a quote in the amount of \$4,800 has been provided by WSG Consulting, Inc.,
28 and

29 WHEREAS funding for this expense was not included in the 2024-2025 General Fund
30 budget,

1 NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the Village
2 Treasurer to transfer \$4,800 from Contingency Account A1990.4000 to the following
3 account:

4 A1650.4000 – Central Communications – Contractual: \$4,800

5 **Resolution #256-2024**

6 On motion of TRUSTEE SLIPPEN, seconded by TRUSTEE NICHOLSON, the following
7 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
8 York with a 5-0 vote.

9 WHEREAS Section 2019-a of the Uniform Justice Court Act requires that Village Justices
10 annually provide their court records and dockets to be audited, and

11 WHEREAS O'Connor Davies, LLP, of Harrison, New York, conducted an independent audit
12 of the Justice Court of the Village of Croton-on-Hudson for the fiscal year ending May 31,
13 2024, and

14 WHEREAS the Village Board of Trustees has received a copy of the audit report,

15 NOW THEREFORE BE IT RESOLVED: that in accordance with Section 2019-a of the
16 Uniform Justice Court Act, the Village Board of Trustees acknowledges that the required
17 audit was conducted, and

18 BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized to forward a copy
19 of the annual report and a copy of this resolution to the New York State Office of Court
20 Administration.

21 **Resolution #257-2024**

22 On motion of TRUSTEE SLIPPEN, seconded by TRUSTEE NICHOLSON, the following
23 resolution was adopted by the Board of Trustees of the Village of Croton-on-Hudson, New
24 York with a 5-0 vote.

25 WHEREAS the Village of Croton-on-Hudson plans to send a Village-wide mailing in the
26 new year related to code enforcement, and

27 WHEREAS funding for this expense was not included in the 2024-2025 General Fund
28 budget,

NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the Village Treasurer to transfer \$6,000 from Contingency Account A1990.4000 to the following accounts:

A1230.4000 – Manager – Contractual: \$4,800

A1650.4410 – Central Communications – Postage: \$1,200

Resolution #258-2024

On motion of TRUSTEE SLIPPEN, 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 5-0 vote.

WHEREAS the on-site audit has been completed for the 2023/2024 Fiscal Year and so the following transfers are required as detailed below; and

NOW THEREFORE BE IT RESOLVED The Village Treasurer is authorized to make the following budget transfers to the 2023/2024 adopted budget as follows:

General Fund:

Increase Expense

A9010.8000-NYS ERS Undistributed \$17,462

A9015.8000-NYS PRS-Undistributed \$26,537

Increase Revenue

A1000.2401-Interest & Earnings \$43,999

Water Fund:

Increase Expense:

F9010.8000-NYS ERS-Undistributed \$ 5,008

Decrease Expense:

F8397.2000-WTR Capital Projects \$ 5,008

Sewer Fund:

Increase Expense:

G9010.8000-NYS ERS-Undistributed \$ 194

Decrease Expense:

G8997.2000-Home-Community Serv-Equipment \$ 194

c. APPROAL OF MINUTES:

1 Motion to approve the minutes of the Regular Meeting held on December 2, 2024,
2 was made by Trustee Slippen. The motion was seconded by Trustee Nicholson and
3 approved with a 5-0 vote.

4 Motion to approve the minutes of the Organization Meeting held on December 2,
5 2024, was made by Trustee Slippen. The motion was seconded by Trustee Nicholson
6 and approved with a 5-0 vote.

7 **8. PROPOSED RESOLUTIONS:**

8 **Resolution #259-2024**

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

12 WHEREAS the Village of Croton-on-Hudson has owned a parcel located on the north side
13 of Croton Point Avenue at its intersection with Veterans Plaza, also known as Tax Map
14 Parcel 79.17-1-5 ("Lot A") since the 1960s, and

15 WHEREAS Lot A was utilized as overflow parking for the Croton-Harmon Train Station for
16 many years and since the COVID-19 pandemic reduced the demand for commuter
17 parking, and additional parking spaces were added with the relocation of the Department
18 of Public Works from the Train Station, the Village Board of Trustees ("Village Board")
19 has determined Lot A is not needed for municipal purposes and issued a Request for
20 Proposals ("RFP") for the development of Lot A, and

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

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

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

1 WHEREAS the Property is located in the LI Zoning District and within 1,500 feet of the
2 Croton-Harmon Train Station, allowing for a variety of light industrial and multi-family
3 residential uses, and

4 WHEREAS the Proposed Action includes the sale of Lot A and the Additional Village Parcel
5 by the Village and the redevelopment of the Property with a 5-story, 100-unit, affordable
6 multifamily building with amenity space and 105 on-site parking spaces in a combination
7 of surface and below-building parking areas, and

8 WHEREAS the Village Board has received a special permit application for the proposed
9 five-story, one hundred (100) unit residential building on the Property from the
10 Applicant, and

11 WHEREAS the Applicant has submitted Part 1 of a Full Environmental Assessment Form
12 ("Full FEAF") with supplemental studies and a Coastal Assessment Form, and

13 WHEREAS on July 17, 2024, the Village Board declared its intent to be the Lead Agency
14 for State Environmental Quality Act ("SEQRA") purposes in connection with the Proposed
15 Action and directed Village staff to circulate its intent to all interested and involved
16 agencies and

17 WHEREAS on August 21, 2024, the Village Board referred the special permit application
18 and associated documents and the Coastal Assessment Form to the Waterfront Advisory
19 Committee for a recommendation of consistency with the Village's Local Waterfront
20 Revitalization Program ("LWRP"), and

21 WHEREAS the Village Board retained the consulting firm AKRF Inc. of White Plains, New
22 York ("AKRF") to assist in the SEQRA, LWRP and special permit reviews, and

23 WHEREAS the Village Board as Lead Agency has reviewed the entire record, including the
24 Full EAF Part 1 and Supplemental Studies and additional information together with the
25 Memoranda provided by AKRF, as well as comments received from the Planning Board,
26 the Waterfront Advisory Committee, the Westchester County Planning Board, other
27 involved agencies, and the public comments, and

28 WHEREAS at its work session meetings on September 25, 2024, October 16, 2024, and
29 November 6, 2024, the Village Board reviewed the Full EAF Part 2 and verbally answered
30 the questions set forth therein based upon the entire record, and determined that no
31 potential impacts were identified as moderate to large, and therefore no additional
32 analysis was required in a Part 3, and directed the preparation of the Part 2 and Part 3
33 forms and a negative declaration under SEQRA for adoption, and

1 WHEREAS at its work session on December 4, 2024, the Village Board also reviewed the
2 Full EAF Part 2 and 3 as well as the proposed attachment to the Negative Declaration and
3 the Reasons Supporting the Determination, and

4 WHEREAS in connection with the Proposed Action, the Village Board is required to make a
5 determination of consistency with the LWRP policy standards and conditions, and

6 WHEREAS the Village Board has duly referred this matter to the Village Waterfront
7 Advisory Committee which has made and provided in writing to the Village Board a
8 recommendation of consistency with the LWRP policy standards and conditions. and

9 WHEREAS at its meeting on October 16, 2024, the Village Board reviewed the
10 recommendations of the Waterfront Advisory Committee in relation to the applicability
11 and consistency of each of the policies and sub-policies thereunder set forth in the LWRP
12 and reviewed all the policies as set forth in the LWRP, and

13 WHEREAS the Village Board desires to memorialize its discussion and findings with
14 respect to its determination of consistency as set forth at the October 16, 2024, meeting
15 in written form,

16 NOW THEREFORE BE IT RESOLVED as follows:

17 That based upon the entire record on the Proposed Action and the above, the Village
18 Board of Trustees hereby adopts the EAF Parts 2 and 3 Determination of Significance
19 including the Attachment to and Forming a Part of the Negative Declaration attached
20 hereto, and adopts a Negative Declaration under SEQRA determining that the Proposed
21 Action will not result in any potential adverse environmental impacts and that therefore
22 an Environmental Impact Statement will not be required in connection with this
23 Proposed Action, and

24 BE IT FURTHER RESOLVED as follows that the Village Board makes the following findings
25 regarding the applicability of the LWRP policies and the consistency of the Proposed
26 Action with those policies and conditions of the LWRP which it found applicable:

27 Policy 1A - Encourage integrated development of Village property to assure fulfillment of
28 requirements relating to parking and accessory uses of Metro-North train station, while
29 facilitating public access to the bay area and recreational use.

30 The Village Board found that this policy is applicable to the Proposed Action. The Board
31 found the action is consistent with this policy as the proposed development will be a
32 transit-oriented development appropriately located adjacent to the Metro-North train
33 station. The Village Board also found that the Proposed Action is an appropriate use of

1 Lot A as the parking is no longer needed or utilized at that location given the reduced
2 parking demand and the provision of additional parking spaces with the relocation of the
3 DPW facilities.

4 Policy 5 - Encourage the location of development in areas where public services and
5 facilities essential to such development are adequate.

6 Policy 5A - When feasible, development within the Village should be directed within the
7 current service area of existing water and sewer facilities or in close proximity to areas
8 where distribution lines currently exist.

9 The Village Board found that these policies are applicable and that the Proposed Action is
10 consistent with the policies as it proposes development in an area where public services
11 and facilities are adequate. Utility connections are available and mass transit (rail and
12 bus) are within walking distance. Existing water and sewer distribution facilities and
13 capacity are available, and the Applicant will make any upgrades as may be necessary.

14 Policy 6 - Expedite permit procedures in order to facilitate the siting of development
15 activities at suitable locations.

16 The Village Board found that this policy is applicable and that the Proposed Action and
17 the procedures followed is consistent with the policy.

18 Policy 7E - Runoff from public and private parking lots and from storm sewer overflows
19 shall be effectively managed so as to prevent oil, grease, and other contaminants from
20 polluting surface and ground water and impact to the significant fish and wildlife habitats.

21 The Village Board found that this policy is applicable to the Proposed Action. The Board
22 found the action is consistent with this policy as the proposed development will provide
23 for treatment of stormwater and stormwater management where none is provided today
24 for the existing parking lot, resulting in an improvement over existing conditions.

25 Policy 11- Buildings and other structures will be sited in the coastal area so as to
26 minimize damage to property and the endangering of human lives caused by flooding and
27 erosion.

28 The Village Board found that this policy is applicable to the Proposed Action. The Board
29 found the action is consistent with this policy as the proposed development is located
30 outside of a flood zone and will not result in any risks related to flooding and erosion. As
31 noted above, on-site stormwater management practices are proposed.

1 Policy 12 - Activities or development in the coastal area will be undertaken so as to
2 minimize damage to natural resources and property from flooding and erosion by
3 protecting natural protective features including beaches, dunes, barrier islands and
4 bluffs.

5 The Village Board found that this policy is applicable to the Proposed Action. The Board
6 found the action is consistent with this policy as the Property consists of a parking lot
7 with a commercial building and the Proposed Action will not result in any damage to
8 natural resources. No natural protective features are located on or near the Property.

9 Policy 18 - To safeguard the vital economic, social, and environmental interests of the
10 State and of its citizens, proposed major actions in the coastal area must give full
11 consideration to those interests, and to the safeguards which the State has established to
12 protect valuable coastal resource areas.

13 The Village Board found that this policy is applicable to the Proposed Action. The Board
14 found the action is consistent with this policy as the Property consists of a parking lot
15 with a commercial building which is not in the vicinity of any valuable coastal resources.

16 Policy 33 - Best Management Practices will be used to ensure the control of stormwater
17 runoff and combined sewer overflows draining into coastal waters.

18 Policy 33A - The flow of stormwater discharge shall be controlled to limit the flow of
19 pollutants from street and parking areas, etc. directly into the rivers and water bodies.

20 The Village Board found that these policies are applicable and that the Proposed Action is
21 consistent with the policies as Best Management Practices will be used to capture, treat
22 and release stormwater from the Property.

23 Policy 41 - Land use or development in the coastal area will not cause national or State
24 air quality standards to be violated.

25 The Village Board found that this policy is applicable to the Proposed Action and that the
26 action is consistent with this policy as no federal or State air quality standards will be
27 violated.

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

30 BE IT FURTHER RESOLVED as follows: Based upon the above, the Village Board of
31 Trustees confirms its determination that the Proposed Action complies with the policy
32 standards and conditions set forth in the Village's LWRP.

1 **Resolution #260-2024**

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

5 WHEREAS the Village of Croton-on-Hudson has owned a parcel located on the north side
6 of Croton Point Avenue at its intersection with Veterans Plaza, also known as Tax Map
7 Parcel 79.17-1-5 ("Lot A") since the 1960s, and

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

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

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

20 WHEREAS the Property is located in the LI Zoning District, and

21 WHEREAS the Village Board has received a special permit application from the Applicant
22 for a transit-oriented development consisting of multifamily residential building of five (5)
23 stories with cellar level for parking below grade, containing 100 residential units
24 consisting of approximately 46 one-bedroom and 54 two-bedroom units and providing
25 105 parking spaces in a combination of surface and below-building parking, with
26 amenities within the building including a community room, fitness center, coworking
27 lounge, bike storage room, and a rooftop deck and envisioning sustainable building
28 design features including full electrification, solar readiness, high efficiency HVAC
29 equipment (cold climate air source heat pumps) and appliances (Energy Star Multifamily
30 New Construction Program), Level 2 EV charging stations (1 per 20 parking spaces) and
31 low-flow water fixtures (the "Project"), and

32 WHEREAS transit-oriented development consisting of multifamily residential buildings as
33 proposed are permitted as a special permit use on the Property as the Property fronts on

1 Croton Point Avenue on the west side of Route 9 and within 1,500 feet of the Croton-
2 Harmon Train Station, and

3 WHEREAS the Project is fully zoning compliant with the dimensional requirements for
4 transit-oriented multifamily residential buildings within the LI Zoning District, and

5 WHEREAS on July 17, 2024, the Village Board referred the special permit application and
6 associated documents to the Planning Board for review and recommendation in
7 accordance with Village Code, and

8 WHEREAS on August 21, 2024 the Planning Board issued a memo to the Village Board in
9 which it discussed the five goals and objectives set forth in §230-58 of the Village Code,
10 and concluded that "the Planning Board thinks that this is a good location and design for
11 the apartment building," but expressed concerns with the number of units based largely
12 on concerns regarding traffic, parking, fiscal impacts and school children as the studies
13 had not yet been provided, and

14 WHEREAS the Planning Board recommended that additional studies, including on
15 potential impacts related to traffic and parking, noise (effects of road and rail sources on
16 future residents), projected school children, and fiscal analysis be provided, and that
17 the application be reviewed by the Croton-on-Hudson Fire Department, and

18 WHEREAS the Planning Board memo further noted that the Request for Proposals issued
19 by the Village Board for Lot A (the "RFP") required the Applicant provide some form of
20 public benefit or public amenity which remained to be discussed, and

21 WHEREAS after receipt of the Planning Board memo the Village Board requested and has
22 received significant additional information including a detailed traffic study and parking
23 demand analysis, fiscal impact analysis, public school impact analysis, and a noise study,
24 and the Applicant has met with the Fire Department, and

25 WHEREAS the Village's Planning Consultant AKRF, Inc. ("AKRF") reviewed the various
26 studies and both AKRF and the Village Board requested additional information or analysis,
27 all of which have been provided and reviewed, and

28 WHEREAS in addition to the studies and analyses requested by the Planning Board, the
29 Village Board also received and reviewed a visual impact analysis and other studies as
30 part of its SEQRA review, and

31 WHEREAS a Public Hearing was by the Village Board on September 18, 2024, and
32 continued to and closed on October 9, 2024, and

1 WHEREAS the Village Board has heard additional public comments at several meetings
2 and received written public comments on the application and has taken all public
3 comments into consideration, and

4 WHEREAS on December 18, 2024, the Village Board adopted a Negative Declaration
5 under the State Environmental Quality Review Act ("SEQRA") for the Proposed
6 Action/Project, and

7 WHEREAS, on December 18, 2024, the Village Board determined that the Proposed
8 Action/Project was consistent with the policy standards and conditions set forth in the
9 Village's Local Waterfront Revitalization Program (LWRP).

10 NOW THEREFORE BE IT RESOLVED as follows:

11 The Village Board has considered the following objectives and goals set forth in §230-58
12 of the Village Code, which are also addressed in the SEQRA Negative Declaration, and
13 makes the following findings with respect thereto:

14 A. The accessibility of all proposed structures to fire and police protection.

15
16 The Village Manager has discussed the Project with the Police Chief, and he has
17 indicated the police have no concerns regarding the Project. A meeting was
18 held with the Applicant, Village officials and the Fire Chief at which fire access
19 was reviewed, and the Fire Chief made a request for an additional hydrant and
20 certain other modifications which were agreed to by the Applicant and with
21 these modifications accessibility of the structure for fire and police protection
22 will be satisfied.

23 B. The compatibility of the location, size and character of the proposed use with
24 the orderly development of the zoning district in which it is located and with
25 that of adjacent properties in conformity with the zoning district applicable to
26 such properties.

27
28 The Project is in a location which meets the requirements of the Zoning Code
29 for a transit-oriented multifamily development. The Village Board has reviewed
30 visual impacts and is satisfied that the size and character of the building is
31 appropriate and in conformity with the zoning district, although the Applicant
32 shall work with the Planning Board to finalize the architectural and aesthetic
33 design of the Project.

34 C. The safety, convenience and congruity with the normal traffic of the
35 neighborhood and of the pedestrian and vehicular traffic generated by the
36 proposed use, taking into particular account the location and size of such use,

1 the nature and intensity of operations involved in or conducted in connection
2 therewith, its site layout and its relation to access streets.

3
4 The Village Board and its consultants have reviewed extensive traffic studies
5 and supplemental information and parking demand studies and has determined
6 there will be no impact on the safety, convenience and congruity with the
7 normal traffic of the neighborhood. Access to the site for vehicles and school
8 buses has been reviewed and modified to address any concerns, although the
9 Applicant shall work with the Planning Board to finalize the details on access
10 and will also coordinate with the New York State Department of Transportation
11 ("NYSDOT") on certain signal timing adjustments recommended through the
12 traffic study.

- 13 D. The compatibility of the location and height of buildings, the location, nature
14 and height of walls and fences and the nature and extent of landscaping on the
15 site with adjacent land and buildings and their appropriate development.

16
17 The Village Board has reviewed visual impacts and potential impacts of the
18 location and height of the building and is satisfied that the height and location
19 are compatible with adjacent land and buildings. Final landscaping plans will be
20 reviewed and approved by the Planning Board as part of site plan approval. The
21 Applicant shall work with the Planning Board to finalize the architectural and
22 aesthetic design of the Project.

- 23 E. The preservation of ecological or environmental assets of the site or adjacent
24 lands.

25
26 There are currently no ecological or environmental assets of the site or adjacent
27 lands to be preserved. The Project will improve the environmental condition of
28 the Property.

29 BE IT FURTHER RESOLVED that the Village Board issues a special permit for the Project
30 subject to the following conditions:

- 31 1. The applicants obtain site plan approval from the Planning Board in accordance
32 with Article XI of Chapter 230 of the Village Code.
33
34 2. As part of the site plan approval process the layout of the proposed water and
35 sewer systems will be finalized with input from the Village Engineer. As noted in
36 the Negative Declaration, there are two possible options to provide adequate
37 fire flow to the Property.
38

3. The site plan approval shall be conditioned upon a requirement that the Building Department will be provided with documented sound transmission ratings of the proposed windows and façade materials, as well as composite attenuation calculations to be completed by the Applicant's architect, to be reviewed and approved prior to the issuance of a building permit to provide assurance that the appropriate level of noise attenuation documented in the Negative Declaration will be met.
4. The Applicant in conjunction with site plan approval shall coordinate with NYSDOT on adjusting the timing for certain traffic signals on Croton Point Avenue as identified in the Applicant's Traffic Impact Study and the Negative Declaration, and a copy of the Traffic Impact Study shall be provided to NYSDOT.
5. The Applicant shall modify the site plans to make the revisions requested by the Fire Department as set forth in the memo from the Village Manager to the Village Board dated November 6, 2024.
6. The site plan approval shall be conditioned upon the Building Department being provided with a Soil Management Plan ("SMP") and specifications for the proposed vapor barrier for review and approval, with input from the Village's consultants prior to issuance of a building permit. As noted in the Negative Declaration, with the above measures included as part of the Project's construction, no impacts related to the creation of hazards to human health are anticipated.
7. The Applicant and the Village Board shall review and agree upon a public amenity to be provided as required by the RFP.

DISCUSSION:

Trustee Simon read the following statement in support of the Special Permit for Lot A and his reasons why he feels the proposed project should proceed to its next steps in the regulatory process:

1. This Is a Great Place to Build Housing

This is an underused publicly owned lot that served its purpose in its day. But now the day has changed. We have a responsibility to ensure that this vacant lot is put to good use in the future. And what a place it will be to live: Croton Point Park to

your right, the Train Station straight ahead - and to your left the restaurants, shops and stores of the South Riverside business district.

2. I Believe in Transit Oriented Development

I have studied it, I have experienced it, I have seen it work in other communities around the country and here in Westchester. It is one of the leading policies that we have to increase our sustainability in the future. TOD is a good thing. This project is one of the best – and most obvious – examples of transit-oriented development I have ever seen.

3. We've Taken our Time and Done Our Homework

We promised we were not in a hurry on this project, and we kept our word. Whether you measure it from the time we began examining the zoning in 2021, or developed the Request for Proposals in 2023, or selected the developer in April of this year, we have been deliberative, we have gone step-by-step and as Ian Murtaugh implored us to do – we have done our homework!

4. AKRF

We have been assisted from the start in our efforts by one of the most capable planning and engineering firms around – AKRF. They were paid for by the developer, but they reported to answered to only this Board. They are smart, they are honest. They are fact based. Which, by the way, is all we ever asked them to be – the skilled analysts giving us the best information on complicated issues that they could discern. AKRF has done well by Croton when it comes to this project.

5. The Task Force

All throughout this process – even before the RFP was issued – we have been guided by a hard-working citizens Task Force on Lot A. Their mission was to determine how the Village should go about repurposing Lot A – they helped draft the RFP and then made critical recommendations after we received proposals. The Task Force was headed by former Mayor Bob Elliott and included those with expertise in business, labor, housing, schools and architecture. They did a great service for us all.

6. A Unique Project

Should this project get the funding it seeks form AHOP – the Assistance for Home Ownership Program – it will be a unique project for Croton and our whole region – affordable condominiums for middle class families, those earning around \$150,000 per year. They do not make enough for a \$700,000 mortgage for a single-family home in Croton, but through this project they can get their slice of the American dream.

7. WBP

I think we did well in choosing WBP to develop this site. They have been professional and, as they have said previously in this room, they are open to

1 proposals to improve this project, particularly on the design side that would satisfy
2 many who have critiqued the current rendering of how the building would look. We
3 should take them up on that offer.
4

5 8. Labor

6 In our RFP the Lot A Task Force had the wisdom to require that union jobs be part
7 of the construction of this building. I like that. It is unique for smaller residential
8 projects, but I am very glad union jobs will be part of this project when it reaches
9 the construction stage. Croton should be proud that the Lot A project will have
10 union jobs.
11

12 9. The Planning Board

13 I have been one of the Board Liaisons to the Planning Board for over four years.
14 During that time, I have observed one common occurrence – working with
15 developers, the Planning Board always improves a project. They have outstanding
16 leadership in Chair Rob Luntz, and hard-working members who know what they
17 are doing. Just like we have been in no hurry, I know the Planning Board will
18 likewise take their time to get the Site Plan right for this project, working carefully
19 with the developer, WBP. I look forward to that process – I look forward even
20 more to the result.
21

22 10. Revenue to the Village

23 That is never the only reason to do a project, but it is a factor which should not
24 be swept under the rug. Why does a Village need more revenue: – to pay a
25 professional police force and make sure they have the equipment they need, to
26 ensure that the Fire Department has the equipment it needs, to make certain we
27 have a Department of Public Works next to none, that we have first class parks,
28 and recreation programs for our kids and seniors and everyone in between, and
29 adequate funding for our schools. You need revenue for all of this, and the needs
30 grow annually. Raising everyone's taxes is one way to get that revenue but I do
31 not like that way. Responsibly developing unneeded public property is another
32 way. Whether it is the purchase price for the land or the property tax that will be
33 paid – and let's be clear - most of this project land has not paid property taxes in
34 50 years or more – those dollars will mean a great deal to the maintenance and
35 improvement of this Village.
36

37 Those are the 10 reasons why I favor this Special Permit. This project is good. It is
38 not perfect, but it can be made better. The Special Permit is the essential next step
39 in making that happen – in making this project better. That is why I am pleased
40 to vote "Aye" when the question is called.

41 Trustee Nicholson stated that this area of the Village is unique in that it is close to
42 transportation and was the reason it was looked at as an opportunity for Transit-Oriented

1 Development. Trustee Nicholson stated that these two particular parcels are located in
2 the Light Industrial Zone, and they are going to be developed in a way that is unlike
3 other areas in the Village, the development will potentially be a five-story building
4 because that is what is appropriate in the zoning for this area and emphasized that in
5 other areas of the Village this would not be the case. Trustee Nicholson stated that the
6 Board has been working towards reaping the benefits of this re-zoning and we are
7 fortunate that when we put the RFP out, and WPB answered the call, they also had an
8 agreement for the purchase of the lot next door which gives us the opportunity for
9 synergistic development. Trustee Nicholson emphasized the importance to continue to
10 work with the Planning Board to make sure that this particular combined parcel will be a
11 true jewel to our community, and she has confidence in our development team that they
12 will work with the Planning Board and design team to make sure this is a livable
13 development. Trustee Nicholson stated that this is an empty parking lot which is going to
14 revitalize this part of Croton and help our businesses.

15 Trustee Slippen stated that while she has been following the project she has not been
16 entrenched with the decision-making process these past several months. Trustee Slippen
17 stated that she worked on the Town of Cortlandt's Master Plan, and she is very aware of
18 Croton's Comprehensive Master Plan and understands what the zoning is in this area,
19 she has observed an empty parking lot for years and believes that the location and the
20 time for this project is spot on and a great opportunity for Croton. Trustee Slippen stated
21 that the Planning Board's memo and the Lot A Task Force may have caused some
22 confusion with respect to the scope and size of the project, and it is important that we
23 learn from this process as we move forward with other developments. Trustee Slippen
24 stated that the taxation piece is super-complicated, and we need to figure out a way to
25 communicate that information to our constituents, we have gotten a lot of feedback on
26 the design and believes that the Planning Board will be able to make recommendations to
27 what the public amenity piece will look like as well.

28 Trustee Politi stated that although people have expressed concerns about parking,
29 because this is a Transit-Oriented Development, she does not believe all of the 100
30 parking spaces will be taken up. Trustee Politi added that if you look at the school impact
31 from the Maple Commons development, she also does not believe that the schools are
32 going to be overburdened with this project. Trustee Politi emphasized that, even though
33 this project is going before the Planning Board for review, the Village Board will continue
34 to communicate with the public and she is happy that we are taking this action today.

35 Mayor Pugh stated that in 2014 when he ran for a seat on the Village Board he shared
36 that he would be a proud advocate for affordable housing for our community, he further
37 stated that our greatest challenge is making sure that Croton-on-Hudson is a place that

1 middle class families can afford to live in and to achieve that goal it requires a housing
2 stock that addresses the needs of people from diverse backgrounds and in different
3 stages of life, but sadly today, our housing stock is not doing that, the medium Village
4 resident earning an income of \$150,000 could not afford to live in our community if they
5 had to buy the typical house here today, and hundreds of residents spend half their
6 income or more on housing which is a burden that reduces what they can spend on local
7 businesses and even worse, their ability to save and build for a better future for
8 themselves and their families. Mayor Pugh stated that the approval of the Special Permit
9 for Lot A brings us one step closer in addressing this problem and fulfilling our
10 commitments as a Pro-Housing Community, and to allow the status quo of rising rents
11 and few opportunities for people to realize the American dream of home-ownership
12 would be undermining that commitment, there are a lot of benefits to this project; more
13 customers for our local businesses, broadening our tax base and reducing the tax burden
14 on current tax-payers, creating jobs and homes for those that need them, and while
15 there has been concerns raised about the size of this project, downsizing the project
16 downsizes these benefits to our community, residents have raised concerns with respect
17 to traffic, public safety, water, sewer and infrastructure, and the adequacies of public
18 facilities including our schools, but over the last five months during our SEQRA Review,
19 we have looked at those topics closely and we have found the proposal compatible in all
20 respect and therefore he supports issuing the Special Permit and moving this application
21 to our Planning Board for a robust Site Plan review process.

22 **Resolution #261-2024**

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

26 WHEREAS the Village of Croton-on-Hudson is legally required to follow the federally
27 mandated minimum wage for its employees which is currently set at \$7.25 per hour, and

28 WHEREAS New York State has adopted a minimum wage rate schedule for various parts
29 of the state, and

30 WHEREAS although the Village is exempt from these schedules, it recognizes the need to
31 set a higher minimum rate standard than the federal guidelines, and

32 WHEREAS the state minimum wage is scheduled to increase on January 1, 2025, to
33 \$16.50 per hour for New York City and the counties of Nassau, Suffolk, and Westchester,
34 and to \$15.50 per hour for the rest of the state; and

1 WHEREAS the Village Board of Trustees has decided that it would follow the schedule set
2 for the remainder of New York State, and

3 WHEREAS this minimum wage policy as adopted would apply to all seasonal part-time
4 employees of the Village, including, but not limited to, camp counselors, lifeguards, gate
5 attendants, and laborers,

6 NOW THEREFORE BE IT RESOLVED that the Village Manager is authorized to implement a
7 minimum wage of \$15.50 per hour as of January 1, 2025, for all seasonal part-time
8 employees of the Village.

9 DISCUSSION:

10 Mayor Pugh explained that the Village is only bound by the Federal Minimum Wage which
11 remains at \$7.25 an hour, New York State adopted a Statewide Minimum Wage, and he
12 is happy that we are dittoing that policy and voluntarily complying with our State
13 Minimum Wage. Mayor Pugh stated that a lot of these jobs are held by our local youth
14 that work in the Recreation Department, and he is proud that we are doing this.

15 **Resolution #262-2024**

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

19 WHEREAS the Village of Croton-on-Hudson has been awarded funding through a grant
20 contract (Contract Number DEC01-C02671GM-3350000) with the New York State
21 Department of Environmental Conservation through the Municipal Zero-Emission Vehicle
22 Infrastructure grant program, and

23 WHEREAS the Village of Croton-on-Hudson will utilize this funding to install electric
24 vehicle charging stations and upgrade supporting infrastructure at the Croton-Harmon
25 train station parking lot, and

26 WHEREAS the term of the contract extends from October 1, 2021, to September 30,
27 2025, with a total funding amount of \$149,266.78,

28 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby authorizes
29 the Village Manager to execute the grant contract with the New York State Department of
30 Environmental Conservation.

31 **Resolution #263-2024**

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 5-0 vote.

WHEREAS the Croton Council on the Arts (CCoA) hosted the annual Hudson River Arts & Crafts Festival on September 2, 2024, at Senasqua Park, and

WHEREAS DPW personnel were required to support the event, resulting in overtime costs, and

WHEREAS CCoA has submitted payment for the overtime costs associated with supporting this event,

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

GENERAL REVENUE

Increase

A5110.1710	Public Works Charges	\$2,696.44
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GENERAL EXPENSE

Increase

A7110.1200	Parks – Personnel Services Overtime	\$2,696.44
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Resolution #264-2024

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 5-0 vote.

WHEREAS the Village of Croton-on-Hudson owns the staircase that connects Farrington Road to Brook Street, having purchased the property in 1930, and

WHEREAS the steps have been found to be in disrepair and must be maintained, and

WHEREAS Site Design Consultants of Yorktown Heights, New York, has provided a proposal in the amount of \$29,700 to prepare construction documents for the design and bidding of this project, and

WHEREAS Frank Balbi, Superintendent of Public Works, has recommended the acceptance of this proposal, and

WHEREAS funding for this expense was included in the 2024-2025 Capital Fund budget,

1 NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the Village
2 Manager to accept the proposal from Site Design Consultants of Yorktown Heights, New
3 York, in the amount of \$29,700.

4 9. PUBLIC COMMENT – NON-AGENDA ITEMS:

5 Michael Mamone, 19 Young Avenue, Croton on Hudson, suggested that we do
6 something to celebrate the election of our new President, does not support the
7 Gotwald Circle project, cobblestones would have been a better choice, asked how
8 much the clock cost, parking of commercial vehicles continues to be a problem in
9 his neighborhood, bikes and mopeds do not belong on roadways and asked that
10 the dog ordinance be enforced.

11 John Bainlardi of WDB Development thanked the Board for choosing them to be a
12 part of this exciting project, WBD is looking forward to working with the Planning
13 Board so that we produce the best development that we can have and one that we
14 can all be proud of.

15 Phyllis Morrow, 61 Nordica Drive, Croton on Hudson, stated that she is
16 disappointed that Emily Giovanni will be leaving Croton, she is distressed that the
17 Business Council is being dissolved, concerned that the Village may lose a lot of
18 funding in 2025 that they are counting on, does not believe that the Lot A
19 development is appropriate for housing because of all the issues that have been
20 brought up, she also believes that the Village should not be spending \$6,000 on a
21 clock but rather be used to fix up the community room

22 10. REPORTS:

23 Trustee Slippen wished Emily well and thanked her for her service to Croton, the
24 tree lighting held on December 5th was amazing and thanked the Recreation
25 Department for knocking it out of the park, thanked DPW for a great job picking up
26 leaves, it is a great service and she is grateful that the Village does this, the
27 Village looks beautiful and thanked everyone for making Croton shine.

28 Trustee Nicholson thanked Emily for her service, she will be missed and wished her
29 well, advised that the Recreation Department is working on securing spaces for our
30 summer camp programs since the schools will not be available, the Conservation
31 Advisory Council is looking for an Arborist, if anyone is interested to please reach
32 out to the Village, the repair café will be held in February, thanked the Police
33 Advisory Committee for a tremendous year of success in getting to know our Police
34 Department, and reminded everyone that the Police Survey will be coming out in

1 January and to be on the look-out for it, thanked all the residents who came out
2 over the past several months to address their concerns regarding development in
3 Croton, the Board takes everyone's comments seriously, but reminded everyone
4 that we have a unique opportunity to develop a Transit-Oriented Development at 1
5 Croton Point Avenue.

6 Trustee Simon stated that we were very fortunate to have Emily for the last couple
7 of years, she will be missed and wished her well on her new endeavor, the County
8 wrapped up their Budget last week, there are some wonderful provisions that will
9 directly impact Croton; over 20 million dollars for the replacement of the Quaker
10 Bridge, 15 million dollars to renovate the outdoor pool at Croton Point Park,
11 \$5,000 for the Lorraine Hansberry Coalition, \$10,000 for the Croton Caring Food
12 Basket Program, and \$50,000 for the Westchester Children's Museum to begin a
13 pop-up program in Northern Westchester, attended the Municipals Officials
14 meeting last Thursday where we had the opportunity to wish County Executive
15 George Latimer well and to thank him for all he has done for Westchester as he
16 moves into his new position as Congressman for the southern portion of
17 Westchester County, attended a zoom meeting on December 2nd sponsored by the
18 MTA on the new congestion pricing program, participated in a press conference on
19 December 5th led by Senator Harckham and Assemblywoman Levenberg regarding
20 the 800 million dollars in the State's Transportation Budget, he and Mayor Pugh
21 attended a "Change 2024" reception at the Ossining Public Library sponsored by
22 the Croton Council of the Arts, attended the holiday tree and Menorah lighting, and
23 attended the Planning Board meeting where they discussed an issue regarding the
24 Garden Center and Design Store storing materials in violation of their Site Plan
25 approvals.

26 Mayor Pugh congratulated Emily Giovanni on her new position, we thank her for
27 her service to Croton and wish her all the best.

28 On motion by Trustee Nicholson and seconded by Trustee Slippen the Board of
29 Trustees of the Village of Croton-on-Hudson approved the following Mayoral
30 appointments. Motion was approved with a 5-0 vote.

Halle Clarke	Conservation Advisory Council	Term ending December 2026
Karen Pecora	Recreation Advisory Committee	Term ending December 2027

1 Mayor Pugh thanked members of the Board, staff and residents of Croton who
2 have done so much to make Croton shine and wished everyone a Merry Christmas,
3 Happy Chanukah, and a happy New Year.

4 Village Manager Healy advised that updated information regarding the Gotwald
5 Circle project is on the Village's website as well as the Village's Facebook Page.
6 Village Manager Healy advised that the Village hired a new Code enforcement
7 Officer who will start this coming Monday.

8 There being no further comments to come before the Board, a motion to close the
9 meeting was made by Trustee Simon. Motion was seconded by Trustee Nicholson and
10 approved with a 5-0 vote. Meeting adjourned at 8:48pm.

11 Respectively submitted,

12 Judy Weintraub, Board Secretary

13 _____
14 Paula DiSanto, Village Clerk