

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, June 11, 2025, 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
Village Attorney Joshua B. Subin	
Village Treasurer Genette Toone	

The following officials were absent:

Trustee Slippen	Trustee Politi
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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 24255617-2600264*. The Motion was seconded by Trustee Nicholson and approved with a 3-0 Vote.

General Fund	\$479,331.98
Water Fund	\$51,507.63
Sewer Fund	\$4,377.06
Capital Fund	\$127,432.74
Trust Fund	\$1,790.00

On motion by Trustee Simon and seconded by Trustee Nicholson, the Board approved the Blanket Purchase Orders for Fiscal Year 2025-26 as presented by the Village Treasurer. Motion was approved with a 3-0 vote.

3. *Presentation of Life Saving Awards to Croton-on-Hudson First Responders & Civilians*

4. *Presentation on Residential Solarize Program from Leo Wiegman, Director of Solar Programs at Sustainable Westchester*

<https://play.champds.com/ATT/crotononhudsonny/2025-06/ab54a6e27153b68dc0453a6092b24e85cd703ea7.pdf>

5. PUBLIC HEARINGS

- 1 a. Motion to open a Public Hearing on a ***proposed change to the***
2 ***official map of the Village of Croton-on-Hudson to reflect the***
3 ***proper length of Jasper Road*** was made by Trustee Simon.
4 Motion was seconded by Trustee Nicholson and approved with a 3-0
5 vote.

6 There being no comments to come before the Board, a motion to close
7 the Public Hearing was made by Trustee Simon. Motion was seconded
8 by Trustee Nicholson and approved with a 3-0 vote.

9 **Resolution #128-2025**

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

13 WHEREAS Village Law § 7-724 provides for the ability of a Village to adopt an
14 official map showing the streets, highways and parks theretofore laid out, and

15 WHEREAS revisions to the official map of the Village were last adopted on January
16 24, 2024, and

17 WHEREAS the Village has received an offer of dedication for a portion of Jasper
18 Road, and

19 WHEREAS the Village Planning Board has reviewed the proposed map change and
20 provided a memorandum of support, and

21 WHEREAS a Public Hearing was opened and closed on June 11, 2025,

22 NOW THEREFORE BE IT RESOLVED that the Village of Croton-on-Hudson formally
23 accepts and adopts the official map, as revised, effective June 11, 2025.

- 24 b. Motion to open a Public Hearing on a ***Local Law Introductory No. 7***
25 ***of 2025 to create Chapter 80, Bicycles & Scooters, and amend***
26 ***Chapter 219, Unlicensed Motor-Driven Vehicles, of the Village***
27 ***Code, to allow for the operation of bicycles with electric assist***
28 ***and electric scooter*** was made by Trustee Simon. Motion was
29 seconded by Trustee Nicholson and approved with a 3-0 vote.

30 **DISCUSSION:**

Village Manager Healy advised that this Local Law is a result of the Village's participation in the Project Mover/E-Bike Share Program, and under the New York State Vehicle and Traffic Law, the Village is required to adopt a Local Law authorizing this program to operate in the Village.

COMMENTS:

John McKeon, 25 Prospect Place, Croton on Hudson, stated that he believes this is a good idea but is concerned that there are no requirements to wear helmets, there are also two grades to these vehicles one that can go up to twenty miles per hour and the other thirty miles per hour and hopes that the vehicles the Village is sponsoring will only go up to twenty miles per hour, as well as instituting proper licensing.

Barry Scheer, 40 Irving Avenue, Croton on Hudson, stated that E-bikes are regulated by New York State to go no more than twenty miles an hour maximum with the exception of New York City. Mr. Scheer stated that the Local Law refers to a list of streets where these vehicles can operate but it is not included in the Local Law.

Village Manager Healy stated that as of now there are no streets or public areas that are prohibited but we are referring this to the Bicycle and Pedestrian Committee to review potential restrictions on the Riverwalk and if there are restrictions those would be on that Schedule.

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

Resolution #129-2025

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 3-0 vote.

WHEREAS the Village would like to add Chapter 80, Bicycles and Scooters, and amend Chapter 219, Unlicensed Motor-Driven Vehicles, of the Village Code to allow for the operation of bicycles with electric assist and electric scooters, and

1 WHEREAS the Village has been partnering with neighboring communities to launch
2 Project MOVER, an e-bikeshare program designed to enhance mobility and provide
3 environmentally friendly transportation alternatives, this year, and

4 WHEREAS the New York State Vehicle & Traffic Law requires municipalities to adopt
5 such a law before a system such as Project MOVER can operate, and

6 WHEREAS the Village Board is considering the adoption of Local Law Introductory
7 No. 7 of 2025, which has been drafted for such purposes, and

8 WHEREAS the Village Board has determined that the adoption of Local Law
9 Introductory No. 7 of 2025 to be a Type II action under the State Environmental
10 Quality Review Act, requiring no environmental review, and

11 WHEREAS a Public Hearing on Local Law Introductory No. 7 of 2025 was opened and
12 closed on June 11, 2025,

13 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
14 adopts Local Law Introductory No. 7 of 2025 to add Chapter 80, Bicycles and
15 Scooters, and amend Chapter 219, Unlicensed Motor-Driven Vehicles, of the Village
16 Code to allow for the operation of bicycles with electric assist and electric scooters,
17 which upon adoption becomes Local Law No. 9 of 2025.

18 DISCUSSION:

19 Trustee Simon thanked the speakers for their comments, but it is important that we
20 adopt this resolution as written so that we can move forward, the question of
21 helmets and licenses is something that we can consider.

22 Village Manager Healy explained that most of the law, if not all of it, was taken
23 from the State Law and we would be preempted from doing certain things.

- 24 c. Motion to open a Public Hearing on a **on the Special Permit renewal**
25 **application from Verizon Wireless for the colocation of a wireless**
26 **antenna at 26 Veterans Plaza in the Croton-Harmon Train Station**
27 **parking lot** was made by Trustee Simon. Motion was seconded by
28 Trustee Nicholson and approved with a 3-0 vote.

29 DISCUSSION:

30 Village Manager Healy explained that this is a standard renewal, the
31 Village's Telecommunications Code requires that the Special Permit for

the antenna be renewed every five years to ensure that there are no changes in the technology.

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

Resolution #130-2025

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 3-0 vote.

WHEREAS the Village has received a special permit renewal application from Verizon Wireless for a colocation of the personal wireless services facility located at 26 Veterans Plaza in the Croton-Harmon Train Station parking lot, and

WHEREAS Chapter 206, Telecommunications Towers, of the Village Code requires the Board of Trustees to renew the special permit at five-year intervals to determine whether technology has changed, and

WHEREAS the initial special permit was issued in 2010, and was renewed in 2015 and 2020, and

WHEREAS a public hearing was held and closed on June 11, 2025,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees does hereby issue a special permit to Verizon Wireless for the colocation of a personal wireless services facility at 26 Veterans Plaza with the following conditions:

1. *That, as required in the Telecommunications Towers Law, Chapter 206 of the Village Code, the special permit must be renewed every 5 years.*
2. *That, as required in the Telecommunications Towers Law, Chapter 206 of the Village Code, the applicant must post a bond in the amount to be determined by the Village Engineer to cover the costs of removing and disposing of the applicant's equipment which may consist of the antenna, building, and associated facilities. In the event that the equipment is not removed within 90 days of the cessation of operations at the site, the equipment may be removed by the Village and the costs of removal assessed against the property, the bond or both.*
3. *That, the applicants' telecommunications equipment shall at all times during the life of the facility comply with the applicable FCC regulations pertaining to radio frequency emissions, including such regulations as applicable to cumulative radio frequency emissions. Any necessary mitigation measures to ensure compliance shall follow FCC requirements, procedures and protocols.*

4. *That, there shall be no interference with any existing radio frequency equipment or facilities already in place or to be installed in the future on the monopole at 26 Veterans Plaza.*
5. *That, all Verizon Wireless equipment on the monopole shall be painted to match the approved color and be maintained in the future.*
6. *That, the equipment plans for the antennas call for present and future battery cabinets. The applicant must identify the types of batteries used and their disposal requirements. This information must be posted on the battery cabinets.*
7. *That, any future requirements for the use of a manlift or crane must be restricted to Saturday or Sunday use, with prior notification of at least seven (7) days to the Village Engineer, unless in the case of an emergency, in which 24-hour minimum prior notification is needed. A copy of any required Entry Permit from Metro-North Railroad/MTA shall be provided to the Village Engineer before use of the manlift or crane at the site.*

6. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL

7. PUBLIC COMMENT - AGENDA ITEMS -

Gary Eisinger, 210 Cleveland Drive, stated that, with respect to the LOT A Contract, it appears that the seller is purchasing the easement for the developer and asked if that is standard procedure, and are there any costs being charged to the developer.

Janet Monahan, 116 Young Avenue, Croton on Hudson, stated that she is frustrated that some people in the community want to close the door on future new neighbors, and emphasized that Croton would not be the same vibrant community without all of our neighbors that have come to Croton in the past and she supports the anticipated affordable housing project on LOT A.

Richard Olver, 42 Whelan Avenue, Croton on Hudson. stated that the value of his home has gone up 40% over the past ten years, and believes it is impossible for young families to purchase a home in Croton and is concerned that our children are being priced out. Mr. Olver commended the Board for taking these steps to provide affordable ownership on LOT A.

Ethan Lewis, 38 Glengary Road, Croton on Hudson, stated that he is a licensed architect and a member of the Croton Housing Network and believes that the proposed sale of LOT A to WBP Development for residential use is a forward-thinking decision that directly addresses long standing housing challenges in our region and the site location makes it ideally suited for a Transit Oriented Development.

1 Elisa Silverglade, Half Moon Bay, Croton on Hudson, thanked the Mayor and
2 Board, the IDEA Committee and community for their support for the first
3 annual pride flag raising and looks forward to continuing these traditions in
4 years to come.

5 John McKeon, 25 Prospect Place, Croton on Hudson, stated that he already
6 supports public housing through his State and Federal taxes but does not feel
7 he needs to support housing through his local property taxes which are used
8 to support municipal services. Mr. McKeon asked how much will it cost
9 Croton taxpayers to bring appropriate water pressure to this area that was
10 rezoned for housing, how much is the Village going to be paying for the
11 easement and before the Board votes to affirm this contract for LOT A they
12 should disclose those additional costs to the public.

13 Ed Riley, 110 Truesdale Drive, Croton on Hudson, does not believe that the
14 Pride flag should be flown on the municipal building, the only flag that should
15 be flown is the American flag.

16 Village Attorney Subin referred to a "Non-Binding Letter of Intent" on the last
17 page that he believes will answer some of the questions regarding the
18 Easement.

19 *Owner shall grant to the Village an exclusive option to acquire and utilize said*
20 *Easement in its sole and absolute discretion for municipal purposes. Further, the*
21 *Village shall be permitted in its sole and absolute discretion to assign all of its*
22 *rights and obligations in Easement to the Developer for use in connection with*
23 *the Developer' s project as proposed at 1-3 Croton Point Avenue, Croton-on-*
24 *Hudson, NY (the "Project").*

25 *The Village shall transfer to Owner, certain property along Croton Point Avenue,*
26 *of approximately 1,424 square feet, as more particularly described on Exhibit B*
27 *annexed hereto and made a part hereof (the "Village Parcel").*

28 *The Village agrees to offset future building or recreational fees for the future*
29 *subdivision or development of the Owner's property or credit the same to the*
30 *Owner in an amount not to exceed \$75,000.00. The Village shall not be required*
31 *to outlay any funds to the Owner.*

32 *The Developer agrees to pay to the Owner \$125,000.00 upon execution and*
33 *delivery of the Easement to the Village.*

Village Manager Healy stated that the Village has been looking to obtain this easement for well over a decade because there has been issues of water quality in that area and by having this loop it will solve those problems and will benefit the entire neighborhood. Village Manager Healy emphasized that the developer will be paying for the Easement as well as the costs for installing the water main.

Resolution Approving the Consent Agenda

On motion by Trustee Simon and seconded by Trustee Nicholson the Board of Trustees of the Village of Croton-on-Hudson approved the Consent Agenda. Motion was approved with a 3-0 vote.

8. CONSENT AGENDA:

a. CORRESPONDENCE TO THE BOARD:

1. Memo from Village Manager Bryan Healy requesting the Village Board to refer the matter of electric bikes and scooters operating on the RiverWalk to the Bicycle Pedestrian Committee for review and comment.

<https://play.champds.com/ATT/crotononhudsonny/2025-06/e8ec0df817f41c2e43b8dbf65effab67fd597aae.pdf>

2. Membership changes from the Croton-on-Hudson Fire Department.

<https://play.champds.com/ATT/crotononhudsonny/2025-06/1f63e03cdd5e57a9638f2a0cca6810564ccacaa6.pdf>

b. RESOLUTIONS:

Resolution #131-2025

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 3-0 vote.

WHEREAS the Village would like to amend Chapter 227, Wetlands, and Chapter 230, Zoning, of the Village Code to update provisions related to trees, and

WHEREAS the Village Board is considering the adoption of Local Law Introductory No. 5 of 2025, which has been drafted for such purposes, and

1 WHEREAS the Village has completed Part 1 of a Short Environmental Assessment
2 Form (EAF) and a Coastal Assessment Form (CAF), and

3 WHEREAS, the Village Board has received comments back on the law from the
4 Waterfront Advisory Committee, Village Planning Board and Westchester County
5 Planning Board,

6 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
7 schedules a Public Hearing to be held on June 25, 2025, at 7:00 PM in the
8 Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to
9 consider the adoption of Local Law Introductory No. 5 of 2025, to amend Chapter
10 227, Wetlands, and Chapter 230, Zoning, of the Village Code to update provisions
11 related to trees.

12 **Resolution #132-2025**

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-
15 Hudson, New York with a 3-0 vote.

16 WHEREAS on March 26, 2025, the Village Board of Trustees adopted Local Law 5 of
17 2025, which codified the decision to no longer serve as an assessing unit, and

18 WHEREAS the Village Code needs to be updated to reflect this change, and

19 WHEREAS the Village Board is considering the adoption of Local Law Introductory
20 No. 8 of 2025, which has been drafted for such purposes,

21 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
22 schedules a Public Hearing to be held on July 9, 2025, at 7:00 PM in the Georgianna
23 Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider
24 the adoption of Local Law Introductory No. 8 of 2025, to amend Chapter 204,
25 Taxation, to reflect the Village no longer serving as an assessing unit.

26 **Resolution #133-2025**

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

30 WHEREAS the Village of Croton-on-Hudson established a Length of Service Award
31 Program (LOSAP) for active firefighters in the Croton-on-Hudson Volunteer Fire
32 Department in 2003, and

1 WHEREAS Penflex Inc. manages the administrative and actuarial records for the
2 Fire Department LOSAP, and

3 WHEREAS RBC Wealth Management manages the investment portion of the Fire
4 Department LOSAP, and

5 WHEREAS RBC Wealth Management has provided the Village with an updated
6 investment policy statement to guide the long-term investments of the program,

7 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees adopts the
8 updated investment policy statement submitted by RBC Wealth Management.

9 **Resolution #134-2025**

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

13 WHEREAS in November 2011, the Village Board of Trustees authorized a contract
14 with Mid-Hudson Ambulance District (MHAD) to provide supplemental Emergency
15 Medical Technician (EMT) services to Croton Emergency Medical Services (EMS),
16 and

17 WHEREAS the Village wishes to continue to provide supplemental services to Croton
18 EMS, and

19 WHEREAS MHAD has provided an agreement to continue providing supplemental
20 EMT services to Croton EMS at a rate of \$45.98 per hour, and

21 WHEREAS the agreement is effective June 1, 2025, through May 31, 2026,

22 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
23 authorizes the Village Manager to execute an agreement for EMT services from
24 MHAD, at a rate of \$45.98 per hour for the period beginning June 1, 2025, through
25 May 31, 2026.

26 **Resolution #135-2025**

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

1 WHEREAS the Village of Croton-on-Hudson Police Department has used A1
2 Computer Services of Brewster, New York, to provide managed services for their
3 computers and other electronic devices for many years, and

4 WHEREAS the existing agreement between the Village and A1 Computer Services
5 has expired, and

6 WHEREAS the Village desires to continue its existing relationship with A1 Computer
7 Services,

8 NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the
9 Village Manager to execute the service agreement with A1 Computer Services of
10 Brewster, New York, for managed services for the period beginning June 1, 2025,
11 through May 31, 2026, in the amount of \$12,492, and

12 BE IT FURTHER RESOLVED that the Village Treasurer is authorized to transfer
13 \$1,446 from contingency account A1990.4000 to the following account:
14 A1650.4000.

15 **Resolution #136-2025**

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-
18 Hudson, New York with a 3-0 vote.

19 WHEREAS on May 8, 2025, the Village issued a request for proposals (RFP) for
20 stenographic work in the Village Justice Court, and

21 WHEREAS two proposals were received by the deadline of May 22, 2025, and

22 WHEREAS Bridget Abatecola was the lowest responsible respondent to the RFP,

23 NOW THEREFORE BE IT RESOLVED that the Village Manager is authorized to enter
24 into a contract with Bridget Abatecola for stenographic work in the Village Justice
25 Court beginning June 1, 2025, through May 31, 2026, and

26 BE IT FURTHER RESOLVED that funding for such services is available in the
27 following account: A1110.4000.

28 **Resolution #137-2025**

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

4 WHEREAS the Village of Croton-on-Hudson partners with Marshall and Sterling
5 Employee Benefits (MSEB) to implement portions of the Affordable Care Act, and

6 WHEREAS MSEB has provided the Village with a Business Associate Agreement to
7 outline their commitment to guard the protected health information of employees
8 and

9 WHEREAS the federal Health Insurance Portability and Accountability Act (HIPAA)
10 requires any parties handling protected health information to have a formal written
11 agreement detailing the arraignment,

12 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
13 authorizes the Village Manager to execute the Business Associate Agreement from
14 Marshall and Sterling Employee Benefits as presented.

15 c. Approval of Minutes:

16
17 Motion to approve the minutes of the Regular Meeting held on May 21,
18 2025, was made by Trustee Simon. The motion was seconded by Trustee
19 Nicholson and approved with a 3-0 vote.

20 9. PROPOSED RESOLUTIONS:

21 **Resolution #159-2025**

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

25 RESOLUTION ACCEPTING CONVEYANCE OF A PRIVATELY OWNED PORTION OF
26 JASPER ROAD

27 WHEREAS the Village is the owner of that certain roadway known as Jasper Road,
28 and

29 WHEREAS the paved travelled way of Jasper Road extends onto private land known
30 as 33 Mount Green Road which is shown on the Village's Tax Map as 67.20-1-6, and
31 which is owned by Donald L. Vieira, As Trustee of the Donald L. Vieira Revocable
32 Trust ("Vieira"), and

1 WHEREAS a portion of 33 Mount Green Road is identified as the "Proposed Road
2 Dedication Parcel" on that certain survey prepared by Howard W. Weeden, PLS, PC,
3 entitled "Proposed Road Dedication and Survey of Property for Vieira" bearing a
4 revision date of March 13, 2025, (the "Survey") and which portion is referred to
5 herein as the "Dedication Parcel", and

6 WHEREAS a copy of the Survey is annexed hereto as Schedule A, and a legal
7 description of the Dedication Parcel is annexed hereto as Schedule B, and

8 WHEREAS Vieira wishes to convey to the Village and the Village wishes to accept
9 from Vieira fee title to the Dedication Parcel in order that the Village may add the
10 Dedication Parcel to the Village's roadway system and maintain same as a Village
11 roadway going forward, and

12 WHEREAS prior to said conveyance, Vieira wishes to encumber the Dedication
13 Parcel with an easement over a portion of same for the benefit of that certain
14 adjacent property known as 27 Lounsberry Road (67.20-1-10) which is currently
15 owned by Sharon Terilli ("Terilli"), and

16 WHEREAS such easement is intended to provide Terilli with a right of way over that
17 portion of the Dedication Parcel adjacent to Terilli's garage as shown on the Survey,
18 for the purpose of ingress and egress over the Dedication Parcel and for parking
19 within such easement area, and

20 WHEREAS the easement area is shown on said survey as "Proposed Driveway
21 Easement", and is more particularly described on Scheule C attached, and

22 WHEREAS the conveyance of the Dedication Parcel to the Village will be subject to
23 the aforesaid easement, and

24 WHEREAS upon acceptance of the conveyance of the Dedication Parcel, the Village
25 will grant to Terilli a non-exclusive revocable license agreement permitting Terilli to
26 maintain but not extend an existing trellis and wooden wall to the extent that they
27 currently encroach into the Dedication Parcel, and

28 WHEREAS the conveyance of the Dedication Parcel is consistent with the Village's
29 occasionally accepting donations and dedications of various parcels of land for
30 public use be it as streets, parks, easements, or reservations of land as herein
31 contemplated, and

32 WHEREAS, the Village wishes to accept the said conveyance and the deed
33 therefore,

1 NOW THEREFORE BE IT RESOLVED that the Village of Croton-on-Hudson Board of
2 Trustees hereby authorizes the acceptance of title to the aforementioned Dedication
3 Parcel in accordance with the terms herein, and authorizes the Village Manager to
4 take such actions and execute all documents as are necessary to effectuate the
5 terms hereof, and to complete the transfer of ownership of the Dedication Parcel to
6 the Village, and

7 BE IT FURTHER RESOLVED that all documents in furtherance of such conveyance to
8 the Village shall be in form acceptable to the Village and subject to the revision of
9 any non-material matters as determined necessary by the Village Manager or
10 Village Attorney, and

11 BE IT FURTHER RESOLVED that the Village shall obtain a title report and obtain title
12 insurance in the minimum amount to insure the said conveyance to the Village.

13 **Resolution #160-2025**

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-
16 Hudson, New York with a 3-0 vote.

17 WHEREAS the Village of Croton-on-Hudson has a diverse Lesbian, Gay, Bisexual,
18 Transgender, and Queer (LGBTQ+) community, and

19 WHEREAS the Village Board of Trustees is committed to maintaining a welcoming
20 community for all in our homes, businesses, schools, places of worship and public
21 spaces, and

22 WHEREAS the Village Board is further committed to supporting the visibility,
23 dignity, and equality for all people in the community, and

24 WHEREAS LGBTQ+ Pride month is commemorated in June to honor the 1969
25 Stonewall Uprising, which is considered where the movement for LGBTQ+ rights
26 began, and

27 WHEREAS cities, towns, and villages across the United States recognize and
28 celebrate June as LGBTQ+ Pride month; and

29 WHEREAS the Village of Croton-on-Hudson Board of Trustees wishes to
30 communicate its support for inclusivity, equality, and respect in the Village,
31 denounces homophobia and transphobia, and desires to recognize and celebrate
32 June as LGBTQ+ Pride month,

1 NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of
2 Croton-on-Hudson hereby declares the month of June 2025 as LGBTQ+ Pride
3 month in the Village of Croton-on-Hudson.

4 **DISCUSSION:**

5 Mayor Pugh stated that the Village has flown the Pride flag since 2018, but this was
6 our first flag raising organized by the IDEA Committee, it is one of the many
7 wonderful events the IDEA Committee is doing to recognize all the components and
8 beautiful mosaic of our community and extended his gratitude to the IDEA
9 Committee for putting this together and looks forward to celebrating other things
10 that make our community special.

11 **Resolution #161-2025**

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

15 WHEREAS the Village of Croton-on-Hudson Board of Trustees, in accordance with
16 the New York State Police Reform and Reinvention Collaborative, adopted a Police
17 Reform Plan ("the Plan") on March 1, 2021, and

18 WHEREAS the Plan identified Priority 2 as developing a plan for the Croton-on-
19 Hudson Police Department to become an accredited police department through the
20 New York State Law Enforcement Agency Accreditation Program, and

21 WHEREAS numerous steps have been undertaken since the adoption of the plan
22 towards this goal, including the renovation of police headquarters at the Municipal
23 Building, the creation of a dedicated space for the storage and tracking of evidence,
24 and the development of juvenile areas to comply with the New York State Raise the
25 Age Act, and

26 WHEREAS Chief of Police John Nikitopoulos has requested, as part of the 2025-
27 2026 capital budget, to retain Lexipol LLC to assist in revising the department's
28 existing Policy Manual for sworn officers and civilian staff, and

29 WHEREAS Lexipol LLC has provided a proposal to undertake these services in the
30 amount of \$34,310,

1 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby
2 authorizes the Village Manager to accept the proposal from Lexipol LLC in the
3 amount of \$34,310.

4 **Resolution #162-2025**

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

8 WHEREAS in 2021, the EMS facility at 44 Wayne Street was deemed uninhabitable
9 due to mold and structural issues, requiring the relocation of EMS services to a
10 temporary space at the Harmon Firehouse, and

11 WHEREAS following a comprehensive review and design process involving Sullivan
12 Architecture, P.C., it was determined that an addition to the Harmon Firehouse
13 would serve as a permanent solution for the EMS facility, and

14 WHEREAS the Village of Croton-on-Hudson solicited sealed bids for garage doors
15 under Bid No. 7-2025, and

16 WHEREAS one bid was submitted by the deadline of May 8, 2025, and

17 WHEREAS the lowest responsible bid received was from Tierney & Courtney
18 Overhead Doors of Maspeth, New York, in the amount of \$55,500, and

19 WHEREAS Superintendent of Public Works Frank Balbi has reviewed the submitted
20 bids and has recommended awarding the contract to Tierney & Courtney Overhead
21 Doors,

22 NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized to
23 award Bid No. 7-2025 to Tierney & Courtney Overhead Doors of Maspeth, New
24 York, in the amount of \$55,500 and

25 BE IT FURTHER RESOLVED that funding for this project has been allocated in capital
26 account H4540.2102.23445.

27 **Resolution #163-2025**

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

1 WHEREAS the Village of Croton-on-Hudson has owned the parcel known as Parking
2 Lot A ("the Property") since the 1960s, when it was purchased from the New York
3 Central Railroad, and

4 WHEREAS the Village Board has determined the Property is not needed for
5 municipal purposes, and

6 WHEREAS the Village issued an RFP for the Property on July 24, 2023, and received
7 two proposals by November 15, 2023, and

8 WHEREAS the Village Board met with each of the proposers, reviewed the
9 proposals, the qualifications submitted by the proposers and their experience
10 developing similar projects, and their financial qualifications, and

11 WHEREAS on April 24, 2024, the Village Board approved a term sheet with WBP
12 Development LLC for the sale and development of this property, and

13 WHEREAS the Village has been in negotiations with WBP Development for the legal
14 terms of the contract of sale, and

15 WHEREAS on December 18, 2024, the Village Board as lead agency adopted a
16 negative declaration under SEQRA in connection with the sale and development of
17 the property,

18 NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the
19 Village Manager to execute the contract of sale with WBP Development LLC, subject
20 to the Village Attorney's final approval.

21 DISCUSSION

22 Trustee Simon stated that since the Special Permit was granted our Planning Board
23 has been focusing on the Site Plan, we have had good participation from the
24 Planning Board and WBP answering questions and concerns from the community
25 and thanked the Village Manager and Village Attorney for their hard work on this
26 purchase agreement.

27 Trustee Nicholson stated that the Village will be raising two and half million dollars
28 from the sale of this property, it will also bring home ownership for moderate to
29 low-income families; as well as bringing a lot of energy to our community to what is
30 now an empty lot.

1 Mayor Pugh stated that this has been a long process, and an important step
2 forward, this parking lot has been unused for five years and the development will
3 be a significant upside to our community.

4 10.PUBLIC COMMENT – NON-AGENDA ITEMS:

5 Dave Lowell, 52 Farrington Road, Croton on Hudson, indicated that his
6 research shows that no tickets have been issued to people using gas-
7 powered blowers, the policy has failed us and asked that the Village do what
8 they need to get landscapers to abide by this law.

9 Gary Eisenger, 210 Cleveland Drive, Croton on Hudson, asked how many
10 hours in advance a document needs to be submitted to be counted as part of
11 the record because he did not see the information that the Village Attorney
12 referred to in the back-up documents on the website.

13 Ed Riely, 110 Truesdale Drive, Croton on Hudson, addressed his concerns
14 about flying flags other than American flags on the Municipal building and
15 addressed intolerance towards some people for hanging flags or banners on
16 their properties.

17 Ethan Lewis, 38 Glengary Road, Croton on Hudson, thanked the Board for
18 supporting everyone in this community.

19 11.REPORTS:

20 Trustee Nicholson advised that the Recreation Committee met and discussed
21 Dobbs Park, the Police Advisory Committee held a town Hall meeting last week
22 and encouraged the community to view the video posted on the Village's
23 website, thanked the IDEA Committee for a wonderful Pride flag raising event,
24 encouraged everyone to come to Vassallo Park to participate in the Juneteenth
25 activities and emphasized that the Village needs to do a better job in controlling
26 gas powered leaf blowers.

27 Trustee Simon advised that on May 23rd Shoprite presented American Legion
28 Post 505 with a check for \$5,000, thanked American Legion Post 505 for putting
29 together a wonderful Memorial Day ceremony, on May 29th the Westchester
30 Municipal Planning Federation recognized Croton for their Accessory Dwelling
31 Unit Law and awarded Christine Wagner, Croton's long term Zoning Board Chair,
32 the Distinguished Citizen Planner award, on May 31 Croton Caring held a
33 fundraiser at the Green Growler, thanked everyone for putting together a
34 wonderful Summerfest, Historic Hudson met with our Business Group to talk

1 about ways in which our local businesses can be highlighted in the Blaze
2 promotional and information materials, last Friday the annual Croton Caring and
3 the Rotary held a BBQ for our seniors at Senasqua Park, the Yacht Club held
4 their Commissioning Day on June 7th, and on June 8th the Sustainability
5 Committee met and talked about upcoming programs and benefits of solar.

6 Village Attorney Subin emphasized that flags are symbolic speech, they are part
7 of the first amendment, a flagpole is a place where you raise flags that
8 symbolize whatever you want and it is this Board's free speech right to do so.
9 Village Attorney Subin advised that the Open Meetings Law requires
10 municipalities to give twenty-four hours' notice for a meeting, but if you cannot,
11 there is a "as soon as practical" component in the law, and the reason the final
12 LOT A Contract was posted at 5:00pm is because it was still being updated.

13 Mayor Pugh thanked the Westchester/Putnam Building and Construction Trade
14 Council as well as the Scouts for organizing the Trails to Trades series. To learn
15 more, you may click on the following link: <https://trailstotrades.org/>.

16 Mayor Pugh appointed the following Student Members to the IDEA Committee:
17 Nina Arnold and Penda Dyer.

18 Mayor Pugh wished everyone a happy Pride Month, Happy Juneteenth and
19 Happy Father's Day.

20 Village Manager Healy advised that one appearance ticket was issued for the use
21 of a gas-powered blower last year but was ultimately withdrawn after the
22 property owner applied and received an Exemption Permit and this year the
23 Village issued one ticket to a commercial property on Riverside Avenue. Village
24 Manager Healy stated that we are trying to be more proactive but it is difficult to
25 issue violations based on complaints, we continue to send out letters to
26 landscapers that we know reminding them of the law.

27 Village Manager Healy emphasized that backup items are updated frequently,
28 the agenda for the meeting was posted on Monday, but there was an addition to
29 the LOT A contract and that was uploaded at 5:00pm today.

30 Village Manager Healy stated that he has been in discussion with the owner of
31 the Maple Commons property regarding rent increases. Village Manager Healy
32 explained that the property is governed by the New York State Home and
33 Community Renewals under the Low-Income Tax Credit Housing Program, and
34 as such the State sets the guidelines, this year they were given an 8.4 percent

1 increase which was an unusual increase but was granted because of a number of
2 factors including substantial increases in insurance costs, and strong inflationary
3 pressures on staffing, supplies and utility costs.

4 There being no further comments to come before the Board, a motion to close
5 the meeting was made by Trustee Simon. Motion was seconded by Trustee
6 Nicholson and approved with a 3-0 vote. Meeting adjourned at 9:28pm.

7 Respectively submitted,

8 Judy Weintraub, Board Secretary

9 _____
10 Paula DiSanto, Village Clerk