

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, September 24, 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 Subin	Trustee Slippen
Village Treasurer Genette Toone	

The following officials were absent:

Trustee Politi

Mayor Pugh called the regular meeting to order at 7:10pm and led everyone in the Pledge of Allegiance.

1. APPROVAL OF VOUCHERS

Trustee Simon made a motion to approve the following *Fiscal Year Vouchers, Claims numbered 26002146-26002366*. The Motion was seconded by Trustee Nicholson and approved with a 4-0 Vote.

General Fund	\$441,011.55
Water Fund	\$88,733.66
Sewer Fund	\$6,270.16
Capital Fund	\$104,389.73
Trust Fund	\$9,200.00

2. Presentation of Key to the Village to Jorge Merchan, founder and president of the Ecuadorian Civic Committee of Westchester, and organizer of the Ecuadorian Heritage Festival in Croton Point Park.
3. LWRP Consistency Review and EAF Part II Review for **Brook Street Drainage Improvements**

EAF PART II

SHORT ENVIRONMENTAL ASSESSMENT FORM PART 2 – IMPACT ASSESSMENT

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

LWRP Consistency Review

Policy	DEVELOPMENT POLICIES	Applicable Yes/No	Consistent Yes/No	Applicable Yes/No	Consistent Yes/No	Comments
1	Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.	Yes	Yes	Yes	Yes	Board Concurred
1A	Encourage integrated development of Village property to assure fulfillment of requirements relating to parking and accessory uses of Metro-North train station, while facilitating public access to the bay area and recreational use.	No				
1B	Encourage restoration of deteriorating structures related to railroad use and assure appropriate maintenance and screening to reduce visual impact.	No				
1C	Encourage the appropriate re-use of the old sewage treatment plant site at the intersection of Route 9A and Municipal Place.	No				

2	Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.	No				
2A	Encourage water-enhanced commercial uses where such uses complement water dependent uses and do not result in displacement of such uses.	No				
3	Further develop the State's existing major ports of Albany, Buffalo, New York, Ogdensburg and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including those under the jurisdiction of State public authorities, of land use and development which is essential to, or in support of, waterborne transportation of cargo and people.	No				
4	Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.	No				
5	Encourage the location of development in areas where public services and facilities essential to such development are adequate.	No				
5A	When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.	No				
6	Expedite permit procedures in order to facilitate the siting of development activities at suitable locations	No				
6A	To expedite permit procedures, the Village shall coordinate all relevant local laws into a development package for applicants and/or make all local laws available to applicants proposing development activities.	No				
	FISH & WILDLIFE POLICIES					
7	Significant coastal fish and wildlife habitats will be protected, preserved, and, where practical, restored so as to maintain their viability as habitats.	No				
7A	The quality of the Croton River and Bay Significant Coastal Fish and Wildlife Habitat and Haverstraw Bay Significant Fish and Wildlife Habitat shall be protected and improved for conservation, economic, aesthetic, recreational, and other public uses and values. Its resources shall be protected from the threat of pollution, misuse, and mismanagement.	No				

7B	Materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay Significant Fish and Wildlife Habitat and the Haverstraw Bay Significant Fish and Wildlife Habitat shall not be disposed of or allowed to drain in, or on land within, the area of influence in the significant fish and wildlife habitats.	No				
7C	Storage of materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay Significant Fish and Wildlife Habitat or Haverstraw Bay Significant Fish and Wildlife Habitat shall not be permitted within the area of influence of the habitat unless best available technology is used to prevent adverse impacts to the habitat.	No				
7D	Restoration of degraded ecological elements of the Croton River and Bay and Haverstraw Bay Significant Fish and Wildlife Habitats and shorelands shall be included in any programs for cleanup of any adjacent toxic and hazardous waste site	No				
7E	Runoff from public and private parking lots and from storm sewer overflows shall be effectively managed so as to prevent oil, grease, and other contaminants from polluting surface and ground water and impact to the significant fish and wildlife habitats.	Yes	Yes	Yes	Yes	Board Concurred
7F	Construction activity of any kind must not cause a measurable increase in erosion or flooding at the site of such activity, or impact other locations. Construction activity in the Croton River and Hudson River spawning areas shall be timed so that spawning of anadromous fish species and shellfish will not be adversely affected.	Yes	Yes	Yes	Yes	Board Concurred
7G	Construction activity of any kind must not cause significant degradation of water quality or impact identified significant fish and wildlife habitats.	Yes	Yes	Yes	Yes	Board Concurred
7H	Habitat-related policies identified in the Indian Brook-Croton Gorge Watershed Conservation Action Plan will be considered in actions proposed for these areas (see Appendix C).	No				
8	Protect fish and wildlife resources in the coastal area from the introduction of hazardous waste and other pollutants which bio-accumulate in the food chain, or which cause significant sub-lethal or lethal effects on those resources.	No				
9	Expand recreational use of fish and wildlife resources in coastal areas by increasing	No				

	access to existing resources, supplementing existing stocks, and developing new.					
9A	Ensure continued recreational use and public access to the rivers through Village owned land adjacent to the railroad parking lot, at Croton Point Park, at Senasqua and Croton Landing Parks, along the Croton River, and at the Croton Yacht Club. Efforts should be made to increase opportunities for public access and enjoyment in these areas.	No				
9B	Encourage passive recreational enjoyment of the wildlife in the designated significant fish and wildlife habitats, on the Audubon Society sanctuaries, Jane Lytle Arboretum, Gouveia Park and on other public or private lands within the Village where wildlife habitats are located, as well as the protection of such resources.	No				
10	Further develop commercial finfish, shellfish and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing onshore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks and expanding aquaculture facilities.	No				
	FLOODING & EROSION POLICIES					
11	Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.	No				
12	Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.	Yes	Yes	Yes	Yes	Board Concurred
12A	Every effort should be made to protect Croton Point, a natural protective barrier to Croton Bay from activities or development that would increase erosion of or flooding of the point.	No				
13	The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.	Yes	Yes	Yes	Yes	Board Concurred
14	Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable	Yes	Yes	Yes	Yes	Board Concurred

	increase in erosion or flooding at the site of such activities or development, or at other locations.					
15	Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.	No				
16	Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.	No				
17	Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.	No				
17A	Efforts to control erosion along the rivers and on the steep slopes inland shall be of a non-structural nature, wherever possible, to minimize the visual impact of structural measures.	No				
18	To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas	No				
	PUBLIC ACCESS POLICIES					
19	Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities	No				
19A	Encourage the linkage of open space from upland areas to and along the Hudson and Croton Rivers in the form of a trail or walkway system.	No				
19B	Increase public access to areas that offer physical and visual connections to the Hudson River or Croton River and Bay.	No				
19C	Encourage the improvement of public transportation, when feasible, where water dependent and water-enhanced recreation activities are located.	No				
19D	Improve and maintain access to Croton River and Bay at the Village-owned Echo Canoe Launch south of the Village parking lots at the Croton-Harmon Station	No				

20	Access to the publicly owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided and it should be provided in a manner compatible with adjoining uses. 19 Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.	No				
21	Water dependent and water enhanced recreation will be encouraged and facilitated and will be given priority over non-water related uses along the coast.	No				
21A	Boating and fishing activities should be encouraged provided that they do not restrict other water-related recreational opportunities and are undertaken in a manner compatible with existing water-dependent uses.	No				
22	Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities and is compatible with the primary purpose of the development.	No				
	HISTORIC AND SCENIC QUALITY POLICIES					
23	Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.	No				
24	Prevent impairment of scenic resources of statewide significance. (The nearest scenic area of statewide significance (SASS) is the Bear Mountain Park subunit of the Hudson Highlands SASS which is north of the Village)	No				
25	Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.	No				
25A	Establish and protect identified public viewsheds of the Hudson River, including but not limited to the public views of the Hudson River from the western shoreline of the Village, and of the Croton River and Gorge.	No				
	ENERGY AND ICE MANAGEMENT POLICIES	No				
26	Conserve and protect agricultural lands in the State's coastal area.	No				

27	Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.	No				
28	Ice management practices shall not interfere with the production of hydroelectric power, damage significant coastal fish and wildlife and their habitats, or increase shoreline erosion or flooding..	No				
29	The development of offshore uses and resources, including renewable energy resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.	No				
	WATER AND AIR RESOURCES POLICIES					
30	Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.	Yes	Yes	Yes	Yes	Board Concurred
30A	Existing rail services and transportation-related facilities shall not dispose of any regulated materials in coastal waters until all such regulated materials have been tested by the State for conformance with water quality standards.					
31	State coastal area policies and management objectives of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.	No				
32	Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.	No				
33	Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.	Yes	Yes	Yes	Yes	Board Concurred
33A	The flow of stormwater discharge shall be controlled to limit the flow of pollutants from street, and parking areas, etc. directly into the rivers and water bodies.	Yes	Yes	Yes	Yes	Board Concurred
34	Discharge of waste materials into coastal waters from vessels subject to State	No				

	jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas..					
34A	Moored structures or marine vessels shall not discharge ballast water or other releases into the waterway.	No				
35	Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.	No				
36	Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.	No				
37	Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.	No				
37A	Control of the development of hilltops and steep slopes should be exerted in order to prevent erosion and minimize runoff and flooding from new construction.	No				
38	The quality and quantity of surface water and ground water supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.	No				
39	The transport, storage, treatment and disposal of solid waste, particularly hazardous waste, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.	No				
40	Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to State water quality standards..	No				
41	Land use or development in the coastal area will not cause national or State air quality standards to be violated.	No				
42	Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.	No				

43	Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.	No				
	WETLAND POLICY					
44	Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.	No				
44A	Wetlands, water bodies and watercourses shall be protected by preventing damage from erosion or siltation, minimizing disturbance, preserving natural habitats and protecting against flood and pollution.	No				
	LWRP SECTION IV PROPOSED LAND USES AND PROJECTS					
	CROTON RIVER BASIN PROJECTS					
1.	ENSURE MAINTENANCE OF NEW CROTON DAM CONSERVATION FLOW Maintaining natural river flows below water supply reservoirs is inherently complicated and requires a difficult balance between human demands and sustainable flows to conserve a river's ecological health	No				
2.	ADDRESS DRAINAGE SYSTEMS THAT LEAD TO EROSION ON STEEP SLOPES The objective of this project is to promote activities that will control soil erosion and sedimentation caused by stormwater runoff. These issues are most significant along the steep banks of the Croton River Gorge	Yes	Yes	Yes	Yes	Board Concurred
3.	FACILITATE UPGRADES TO CATCH BASINS AND OUTFALLS TO ADDRESS FLOATABLES IN CROTON BAY The intent of this project is to control stormwater runoff discharges and other pollutants from entering Croton Bay. Protecting the ecological health of Croton Bay and River is a priority for the Village.	No				
4.	FACILITATE UPGRADES TO CROTON-HARMON PARKING LOT TO ADDRESS FLOATABLES IN CROTON BAY The parking facility is currently overwhelmed by asphalt paving with rows of cars. There is minimal landscaping or greenery, and in certain areas, parking directly abuts wetland areas in Croton Bay. The Village should consider implementing green infrastructure within the parking lot in order to capture runoff onsite and reduce sewer overflows.	No				
5.	IMPROVE ECHO CANOE LAUNCH AND VILLAGE-OWNED LAND AT THE	No				

	<p>SOUTHERN END OF THE TRAIN STATION PARKING LOT This project supports the continued improvement of this recreational area to enhance public access to the Croton River and Bay and the Hudson River</p>					
6.	<p>RELOCATE VILLAGE DPW FACILITY, SALT SHED AND MATERIAL STORAGE AREA The DPW operates a salt storage shed at the southern end of the Croton-Harmon parking lot. There is also an uncovered storage area near the salt shed for rocks and other construction materials which can leach directly into Croton Bay from the facility.</p>	No				
	<p>HUDSON RIVERFRONT PROJECTS</p>					
7.	<p>FACILITATE ACCESS TO THE HUDSON RIVER WATERFRONT A recurring comment from public input during this LWRP process and prior plans was the need to improve access to the Hudson River waterfront for vehicles, pedestrians, and bicyclists. Although there have been some improvements such as the Brook Street pedestrian bridge, in general, access to the waterfront is limited, and difficult in some locations.</p>	No				
8.	<p>FACILITATE CROTON YACHT CLUB/CROTON LANDING IMPROVEMENTS The concept of a waterfront restaurant, or another use at the southern end of Croton Landing Park, adjacent to the Croton Yacht Club, has been discussed by the Village for years. Parking is also an issue as there is already insufficient on-site parking at Croton Landing Park to satisfy demand during busy hours.</p>	No				
9.	<p>IMPLEMENT SEGMENT OF RIVERWALK TRAIL FROM CROTON LANDING PARK TO OSCAWANA COUNTY PARK According to the Hudson River Trailway Plan (2003), Westchester County has proposed a 1-mile trail along the Hudson River that would connect Croton Landing Park with Oscawana County Park in Cortlandt. This trail would fill a gap between the River Walk trails at these two parks.</p>	No				
	<p>VILLAGE -WIDE PROJECTS</p>					
10.	<p>UNDERTAKE MANAGEMENT AND CAPITAL IMPROVEMENT PLAN FOR VILLAGE PARKS, TRAILS, OPEN SPACES AND MEMORIALS</p>	No				

	This project supports the creation of a Parks Maintenance and Capital Improvement Plan to address ongoing care and protection of existing parks, open spaces, and trails. The goal would be to provide an action plan for regular maintenance and target capital improvements when needed.					
11.	DEVELOP PLAN FOR FUTURE USE OF GOUVEIA PARK The purpose of this project is for the Village to create a conceptual plan that will examine how to best utilize the Gouveia Park, a 15.63-acre site acquired by the Village.	NO				

4. LWRP Consistency Review for **bridge cleaning, washing, and deck sealing, including the US-9 bridges** in the Village of Croton-on-Hudson.

5.	DEVELOPMENT POLICIES	Applicable Yes/No	Consistent Yes/No	Applicable Yes/No	Consistent Yes/No	Comments
1	Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.	No				
1A	Encourage integrated development of Village property to assure fulfillment of requirements relating to parking and accessory uses of Metro-North train station, while facilitating public access to the bay area and recreational use.	No				
1B	Encourage restoration of deteriorating structures related to railroad use and assure appropriate maintenance and screening to reduce visual impact.	No				
1C	Encourage the appropriate re-use of the old sewage treatment plant site at the intersection of Route 9A and Municipal Place.	No				
2	Facilitate the siting of water dependent uses and facilities on or adjacent to coastal waters.	No				
2A	Encourage water-enhanced commercial uses where such uses complement water dependent uses and do not result in displacement of such uses.	No				
3	Further develop the State's existing major ports of Albany, Buffalo, New York, Ogdensburg and Oswego as centers of commerce and industry, and encourage the siting, in these port areas, including	No				

	those under the jurisdiction of State public authorities, of land use and development which is essential to, or in support of, waterborne transportation of cargo and people.					
4	Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.	No				
5	Encourage the location of development in areas where public services and facilities essential to such development are adequate.	No				
5A	When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.	No				
6	Expedite permit procedures in order to facilitate the siting of development activities at suitable locations	No				
6A	To expedite permit procedures, the Village shall coordinate all relevant local laws into a development package for applicants and/or make all local laws available to applicants proposing development activities.	No				
FISH & WILDLIFE POLICIES						
7	Significant coastal fish and wildlife habitats will be protected, preserved, and, where practical, restored so as to maintain their viability as habitats.	No				
7A	The quality of the Croton River and Bay Significant Coastal Fish and Wildlife Habitat and Haverstraw Bay Significant Fish and Wildlife Habitat shall be protected and improved for conservation, economic, aesthetic, recreational, and other public uses and values. Its resources shall be protected from the threat of pollution, misuse, and mismanagement.	Yes	Yes	Yes	Yes	Board Concurring
7B	Materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay Significant Fish and Wildlife Habitat and the Haverstraw Bay Significant Fish and Wildlife Habitat shall not be disposed of or allowed to drain in, or on land within, the area of influence in the significant fish and wildlife habitats.	Yes	Yes	Yes	Yes	Board Concurring
7C	Storage of materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay Significant Fish and Wildlife Habitat or	No				

	Haverstraw Bay Significant Fish and Wildlife Habitat shall not be permitted within the area of influence of the habitat unless best available technology is used to prevent adverse impacts to the habitat.					
7D	Restoration of degraded ecological elements of the Croton River and Bay and Haverstraw Bay Significant Fish and Wildlife Habitats and shorelands shall be included in any programs for cleanup of any adjacent toxic and hazardous waste site	No				
7E	Runoff from public and private parking lots and from storm sewer overflows shall be effectively managed so as to prevent oil, grease, and other contaminants from polluting surface and ground water and impact to the significant fish and wildlife habitats.	No				
7F	Construction activity of any kind must not cause a measurable increase in erosion or flooding at the site of such activity, or impact other locations. Construction activity in the Croton River and Hudson River spawning areas shall be timed so that spawning of anadromous fish species and shellfish will not be adversely affected.	No				
7G	Construction activity of any kind must not cause significant degradation of water quality or impact identified significant fish and wildlife habitats.	Yes	Yes	Yes	Yes	Board Concurred
7H	Habitat-related policies identified in the Indian Brook-Croton Gorge Watershed Conservation Action Plan will be considered in actions proposed for these areas (see Appendix C).	No				
8	Protect fish and wildlife resources in the coastal area from the introduction of hazardous waste and other pollutants which bio-accumulate in the food chain, or which cause significant sub-lethal or lethal effects on those resources.	Yes	Yes	Yes	Yes	Board Concurred
9	Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new.	No				
9A	Ensure continued recreational use and public access to the rivers through Village owned land adjacent to the railroad parking lot, at Croton Point Park, at Senasqua and Croton Landing Parks, along the Croton River, and at the Croton Yacht Club. Efforts should be made to increase opportunities for public access and enjoyment in these areas.	No				
9B	Encourage passive recreational enjoyment of the wildlife in the designated significant	No				

	fish and wildlife habitats, on the Audubon Society sanctuaries, Jane Lytle Arboretum, Gouveia Park and on other public or private lands within the Village where wildlife habitats are located, as well as the protection of such resources.					
10	Further develop commercial finfish, shellfish and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing onshore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks and expanding aquaculture facilities.	No				
	FLOODING & EROSION POLICIES					
11	Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.	No				
12	Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.	No				
12A	Every effort should be made to protect Croton Point, a natural protective barrier to Croton Bay from activities or development that would increase erosion of or flooding of the point.	No				
13	The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.	No				
14	Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.	No				
15	Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.	No				
16	Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development	No				

	which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.					
17	Non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible.	No				
17A	Efforts to control erosion along the rivers and on the steep slopes inland shall be of a non-structural nature, wherever possible, to minimize the visual impact of structural measures.	No				
18	To safeguard the vital economic, social and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect valuable coastal resource areas	No				
	PUBLIC ACCESS POLICIES					
19	Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities	No				
19A	Encourage the linkage of open space from upland areas to and along the Hudson and Croton Rivers in the form of a trail or walkway system.	No				
19B	Increase public access to areas that offer physical and visual connections to the Hudson River or Croton River and Bay.	No				
19C	Encourage the improvement of public transportation, when feasible, where water dependent and water-enhanced recreation activities are located.	No				
19D	Improve and maintain access to Croton River and Bay at the Village-owned Echo Canoe Launch south of the Village parking lots at the Croton-Harmon Station	No				
20	Access to the publicly owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided and it should be provided in a manner compatible with adjoining uses. 19 Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities.	No				
21	Water dependent and water enhanced recreation will be encouraged and facilitated and will be given priority over non-water related uses along the coast.	No				

21A	Boating and fishing activities should be encouraged provided that they do not restrict other water-related recreational opportunities and are undertaken in a manner compatible with existing water-dependent uses.	No				
22	Development when located adjacent to the shore will provide for water-related recreation whenever such use is compatible with reasonably anticipated demand for such activities and is compatible with the primary purpose of the development.	No				
	HISTORIC AND SCENIC QUALITY POLICIES					
23	Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation.	No				
24	Prevent impairment of scenic resources of statewide significance. (The nearest scenic area of statewide significance (SASS) is the Bear Mountain Park subunit of the Hudson Highlands SASS which is north of the Village)	No				
25	Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the coastal area.	No				
25A	Establish and protect identified public viewsheds of the Hudson River, including but not limited to the public views of the Hudson River from the western shoreline of the Village, and of the Croton River and Gorge.	No				
	ENERGY AND ICE MANAGEMENT POLICIES	No				
26	Conserve and protect agricultural lands in the State's coastal area.	No				
27	Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.	No				
28	Ice management practices shall not interfere with the production of hydroelectric power, damage significant coastal fish and wildlife and their habitats, or increase shoreline erosion or flooding..	No				
29	The development of offshore uses and resources, including renewable energy	No				

	resources, shall accommodate New York's long-standing ocean and Great Lakes industries, such as commercial and recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.					
	WATER AND AIR RESOURCES POLICIES					
30	Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.	Yes	Yes	Yes	Yes	Board Concurred
30A	Existing rail services and transportation-related facilities shall not dispose of any regulated materials in coastal waters until all such regulated materials have been tested by the State for conformance with water quality standards.	No				
31	State coastal area policies and management objectives of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.	No				
32	Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.	No				
33	Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.	Yes	Yes	Yes	Yes	Board Concurred
33A	The flow of stormwater discharge shall be controlled to limit the flow of pollutants from street, and parking areas, etc. directly into the rivers and water bodies.	Yes	Yes	Yes	Yes	Board Concurred
34	Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas..	No				
34A	Moored structures or marine vessels shall not discharge ballast water or other releases into the waterway.	No				
35	Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State permit requirements, and protects significant fish and wildlife habitats, scenic	No				

	resources, natural protective features, important agricultural lands, and wetlands.					
36	Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.	No				
37	Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.	No				
37A	Control of the development of hilltops and steep slopes should be exerted in order to prevent erosion and minimize runoff and flooding from new construction.	No				
38	The quality and quantity of surface water and ground water supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.	No				
39	The transport, storage, treatment and disposal of solid waste, particularly hazardous waste, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.	No				
40	Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to State water quality standards..	No				
41	Land use or development in the coastal area will not cause national or State air quality standards to be violated.	No				
42	Coastal management policies will be considered if the State reclassifies land areas pursuant to the prevention of significant deterioration regulations of the Federal Clean Air Act.	No				
43	Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.	No				
	WETLAND POLICY					
44	Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.	No				
44A	Wetlands, water bodies and watercourses shall be protected by preventing damage from erosion or siltation, minimizing	No				

	disturbance, preserving natural habitats and protecting against flood and pollution.					
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Resolution #227-2025

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 4-0 vote.

WHEREAS, the Village of Croton-on-Hudson has adopted a Local Waterfront Revitalization Program (LWRP) to guide the use of its waterfront and adjacent areas in a manner consistent with sound waterfront planning and environmental protection principles; and

WHEREAS, the Village of Croton-on-Hudson has received a referral for review of the New York State Department of Transportation’s proposed project involving federal funding for the cleaning, washing, and sealing of bridges along U.S. Route 9; and

WHEREAS, on September 16, 2025, the Village’s Waterfront Advisory Committee (WAC) reviewed the proposed project for consistency with the policies of the LWRP; and

WHEREAS, the WAC has evaluated the Coastal Assessment Form and the policies of the LWRP and determined that the following policies are relevant to the proposed project:

***Policy 7A:** The quality of the Croton River and Bay Significant Coastal Fish and Wildlife Habitat and Haverstraw Bay Significant Fish and Wildlife Habitat shall be protected and improved for conservation, economic, aesthetic, recreational, and other public uses and values. Its resources shall be protected from the threat of pollution, misuse, and mismanagement.*

***Policy 7B:** Materials that can degrade water quality and degrade or destroy the ecological system of the Croton River and Bay Significant Fish and Wildlife Habitat and the Haverstraw Bay Significant Fish and Wildlife Habitat shall not be disposed of or allowed to drain in, or on land within, the area of influence in the significant fish and wildlife habitats.*

***Policy 7G:** Construction activity of any kind must not cause significant degradation of water quality or impact identified significant fish and wildlife habitats.*

Policy 8: *Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain, or which cause significant sub-lethal or lethal effect on those resources.*

Policy 30: *Ensuring that municipal, industrial, and commercial discharges of pollutants into coastal waters conform to state and national water quality standards.*

Policy 33: *Implementing Best Management Practices to control stormwater runoff and combined sewer overflows.*

Policy 33A: *The flow of stormwater discharge shall be controlled to limit the flow of pollutants from street and parking areas, etc. directly into the river and water bodies, and*

WHEREAS, the WAC has found that the specifications for the proposed work are protective of the environment and that the project will extend the life of the infrastructure in a manner consistent with the LWRP; and

WHEREAS, the WAC has issued its recommendation of consistency with the LWRP,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby declares the proposed cleaning, washing, and sealing of bridges along U.S. Route 9 to be consistent with the Village's Local Waterfront Revitalization Program.

6. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL - None.

7. PUBLIC COMMENTS - AGENDA ITEMS

Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, asked if the plans for the Brook Street Drainage Improvements are available for the public to review.

Village Manager Healy advised that the plans for the project are available on the Project and Initiative page on the Village's website.

<https://www.crotononhudson-ny.gov/projects-initiatives/pages/brook-street-drainage-study>

Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that the public should be concerned with any changes to the way Zoning is handled because of what he believes is the manipulation of housing and Zoning in the past. Mr. Riely stated that he does not believe we need to have alternative members but since the Board is considering this, it should also apply to the Trustees and Mayor if they have a conflict of interest. Mr. Riely also addressed the recent

controversary regarding enforcement of signage on private property and the subsequent issuance of a violation.

8. CONSENT AGENDA:

On Motion by Trustee Simon and seconded by Trustee Nicholson the Board approved the Consent Agenda. Motion was approved with a 4-0 Vote.

a. CORRESPONDENCE TO THE BOARD:

1. Draft 2025-2030 Statewide Comprehensive Outdoor Recreation Plan

<https://play.champds.com/ATT/crotononhudsonny/2025-09/72c11a32a801c61d9a283a481b1b3eaf68a4918b.pdf>

2. Letter from Fox-Eklof American Legion Post 505 regarding a proposed monument for John "Rifle Jack" Peterson, Revolutionary War Veteran.

<https://play.champds.com/ATT/crotononhudsonny/2025-09/93724e4e9699fc6cd5cc0c47af480a90245482fe.pdf>

Village Manager Healy advised that he reached out to the American Legion and asked how they envision paying for this, as soon as he has that information he will forward it to the Board.

Mayor Pugh recommended that we also get an opinion from the Recreation Advisory Committee.

b. RESOLUTIONS:

Resolution #228-2025

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 4-0 vote.

WHEREAS, the Village of Croton-on-Hudson desires to create a rental registry for landlords to protect the health and welfare of its residents who rent; and

WHEREAS, this recommendation arose from the Housing Task Force report submitted to the Village Board of Trustees; and

WHEREAS, Local Law Introductory No. 13 of 2025 has been drafted for such purposes,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby schedules a Public Hearing to be held on October 8, 2025, at 7 PM in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider the adoption of Local Law Introductory No. 13 of 2025 to amend Chapter 186, Rental Housing, in the Village Code to create a rental registry for landlords.

Resolution #229-2025

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 4-0 vote.

WHEREAS, the Village of Croton-on-Hudson desires to update the residency requirements in Chapter 50 of the Village Code in accordance with state law; and

WHEREAS, Local Law Introductory No. 15 of 2025 has been drafted for such purposes,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby schedules a Public Hearing to be held on October 8, 2025, at 7 PM in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider the adoption of Local Law Introductory No. 15 of 2025 to amend Chapter 50, Residency Requirements, in the Village Code in accordance with state law.

Resolution #230-2025

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 4-0 vote.

WHEREAS, the onsite audit has been scheduled for the 2024-2025 fiscal year end; and

WHEREAS, an additional budget transfer has been identified for approval prior to the audit,

NOW THEREFORE BE IT RESOLVED: that the Board of Trustees authorizes the Village Treasurer to make the following budget transfers to the 2024-2025 General Fund budget:

GENERAL FUND

Increase Expenses

Dept	Item	Description	Amount
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A7110	4000	PARKS-CONTRACTUAL	\$8,656.70
Increase Revenues			
Dept	Item	Description	Amount
A1000	2401	INTEREST & EARNINGS	\$8,656.70

Resolution #231-2025

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 4-0 vote.

WHEREAS, the Village previously received \$50,000 in grant funds from the Dormitory Authority of the State of New York (DASNY) towards the purchase of a police vehicle; and

WHEREAS, the Village also received \$28,614 in CHIPS funds for the construction of sidewalks and curbs; and

WHEREAS, these funds must be transferred from the general fund to the capital fund; and

WHEREAS, two capital accounts need additional funding before they are closed,

NOW THEREFORE BE IT RESOLVED: the Village Treasurer is hereby authorized to make the following budget transfers from the General Fund unallocated fund balance:

CAPITAL FUND REVENUES:

Increase:			
H1000.5031.15305	Shed at Municipal Building		\$ 9,904.29
H1000.3097.17334	State Aid – Sidewalks		\$28,614.00
H1000.3997.21383	State Aid – Electric Hybrid Vehicle		\$50,000.00
H1000.5031.21385	Upgrade Phone System		\$ 973.00

Resolution #232-2025

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 4-0 vote.

WHEREAS, on May 7, 2025, the Croton-on-Hudson Fire Department and other area departments responded to a house fire at 8 Newton Court; and

WHEREAS, the property owners ultimately demolished the structure and are in the process of rebuilding their home; and

WHEREAS, the Village tax bill on the property has not been paid, and has incurred penalties and interest; and

WHEREAS, Real Property Tax Law §1182 authorizes the Village Board to permit the Village Treasurer to cancel any interest and penalties owed,

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Treasurer to cancel any interest and penalties owed on the Village tax bill as of this date for 8 Newton Court.

c. Approval of Minutes:

Motion to approve the minutes of the Regular Meeting held on September 10, 2025, was made by Trustee Simon. The motion was seconded by Trustee and approved with a 4-0 vote.

Motion to approve the minutes of the Work Session held on September 17, 2025, was made by Trustee Simon. The motion was seconded by Trustee and approved with a 4-0 vote.

Motion to approve the minutes of the Executive Session held on September 17, 2025, was made by Trustee Simon. The motion was seconded by Trustee Nicholson and approved with a 4-0 vote.

d. Quarterly Reports:

Court

<https://play.champds.com/ATT/crotononhudsonny/2025-09/e0e4d0f9191e3b9cb1c971ef88b3c8fa3bb300ea.pdf>

DPW

<https://play.champds.com/ATT/crotononhudsonny/2025-09/0c75468f33a97615b81545f990d1f054470a7fa7.pdf>

Finance

<https://play.champds.com/ATT/crotononhudsonny/2025-09/773d8abf5d756064f5095d4a9a6a1c0ad3c50663.pdf>

Police

<https://play.champds.com/ATT/crotononhudsonny/2025-09/faa9f2cb3b165d965a47165d13e36cff93cf05>

Recreation

<https://play.champds.com/ATT/crotononhudsonny/2025-09/7c572df5ca5fab95f51cbafad623599bf61fd5bc.pdf>

Engineering

<https://play.champds.com/ATT/crotononhudsonny/2025-09/eb3e51c83ab4dae6717ec25f14c0ea5e7d856126.pdf>

Clerk

<https://play.champds.com/ATT/crotononhudsonny/2025-09/240fe8beff34d3fc7d82db22af1a6aee9ada364e.pdf>

Parking

<https://play.champds.com/ATT/crotononhudsonny/2025-09/f709ba1e0c4e2a0b2fdb297724f174cecd3dffee.pdf>

Manager

<https://play.champds.com/ATT/crotononhudsonny/2025-09/582f131727ae95ec7264d956a88b8c0e606c03c7.pdf>

9. PROPOSED RESOLUTIONS:

Resolution #233-2025

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 4-0 vote.

WHEREAS, Local Law Introductory No. 14 of 2025 has been drafted to permit the Village Board of Trustees to appoint an alternate member to the Planning Board and Zoning Board of Appeals for the term of one official year; and

WHEREAS, the Village Board discussed this local law during a work session held on September 17, 2025; and

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

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Village Board hereby determines that the Proposed Action is an Unlisted Action.
2. The Village Board hereby declares itself to be the Lead Agency for SEQRA purposes in connection with the Proposed Action.

3. The Village Board hereby issues the EAF and CAF which it has before it in connection with the Proposed Action.
4. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Village Planning Board for a recommendation back to the Village Board in accordance with Village Law.
5. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Village Waterfront Advisory Committee for a recommendation back to the Village Board in accordance with Village Law.
6. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Westchester County Planning Board for review in accordance with law.
7. The Village Board hereby refers the Draft Law to the Zoning Board of Appeals for review and comment.
8. The Village Board hereby directs Village staff to make any other circulations and notifications regarding the Proposed Action as may be required by law.

DISCUSSION:

Village Manager Healy explained that in the past we've had issues with being able to have a quorum, and having an alternate member that can sit in for a member that may be on vacation or sick will prevent them from having to cancel a meeting and will subsequently move the review of an application process through faster.

Trustee Simon stated that this will ensure that every vote that is taken would be a vote by five members rather than three or four, it is a one-year term and we look forward to getting input from our Planning and Zoning Board members.

Village Attorney Subin stated that there is a degree of expertise that an alternate member acquires from sitting in and working on these projects along with full time Board members and the community gets better results for having these members fully informed and able to step in when needed.

Resolution #234-2025

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

WHEREAS, the Village is undertaking a renovation of the Dobbs Park playground and basketball court; and

WHEREAS, the Village of Croton-on-Hudson solicited sealed bids for this work under Bid No. 12-2025; and

WHEREAS, four bids were submitted by the deadline of September 11, 2025; and

WHEREAS, the lowest responsible bid received was from Peter J. Landi Inc., of Hawthorne, New York, in the amount of \$345,093.40; and

WHEREAS, Westchester County, which is partially funding this project, has submitted a memo analyzing the bid results and confirmed the low bidder,

NOW THEREFORE BE IT RESOLVED: that the Village Manager is hereby authorized to award Bid No. 12-2025 to Peter J. Landi Inc., of Hawthorne, New York, in the amount of \$345,093.40; and

BE IT FURTHER RESOLVED: that funding for this project has been allocated in capital account H7110.2103.26539.

<https://www.crotononhudson-ny.gov/projects-initiatives/pages/dobbs-park-playground-basketball-court-renovation>

Resolution #235-2025

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 4-0 vote.

WHEREAS, the Village is undertaking a renovation of the Dobbs Park baseball field; and

WHEREAS, the Village of Croton-on-Hudson solicited sealed bids for this work under Bid No. 14-2025; and

WHEREAS, five bids were submitted by the deadline of September 11, 2025; and

WHEREAS, the lowest responsible bid received was from Greenway Property Services of Stamford, Connecticut, in the amount of \$58,000; and

WHEREAS, Frank Balbi, Superintendent of Public Works, has reviewed the bids and recommends moving forward with the low bidder,

NOW THEREFORE BE IT RESOLVED: that the Village Manager is hereby authorized to award Bid No. 14-2025 to Greenway Property Services, of Stamford, Connecticut, in the amount of \$58,000; and

BE IT FURTHER RESOLVED: that funding for this project has been allocated in capital account H7110.2103.26538.

Resolution #236-2025

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 4-0 vote.

WHEREAS, an informational kiosk has existed at the Croton Commons Shopping Center for approximately 25 years; and

WHEREAS, the Croton Free Library, which previously held the lease for the kiosk, has terminated its agreement with the shopping center owner, Mapleby LLC; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interest of the community to continue to maintain this kiosk as a place to post community and legal notices; and

WHEREAS, Mapleby LLC has presented the Village with a lease agreement for the period beginning September 1, 2025, through August 31, 2030; and

WHEREAS, the annual lease payment of \$1 has been waived for the term of the lease,

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Manager to execute the lease agreement with Mapleby LLC for the informational kiosk at the Croton Commons Shopping Center for the period beginning September 1, 2025, through August 31, 2030; and

BE IT FURTHER RESOLVED: that the Village Treasurer is hereby authorized to transfer \$7,000 from Contingency Account A1990.4000 to the following account to pay for necessary repairs to the existing kiosk:

A6410.4000 Publicity – Contractual \$7,000

10. PUBLIC COMMENT – NON-AGENDA ITEMS:

John McKeon, 25 Prospect Place, Croton on Hudson, addressed his concerns regarding a letter the Village received from the Village's Code Enforcement Officer. Mr. McKeon went on to object to the random enforcement of signage on private property, he believes it violates freedom of Speech and encouraged the Board to hire outside legal counsel to investigate this matter with a full disclosure to Croton residents.

Gary Eisinger, 210 Cleveland Drive, Croton on Hudson, stated that he does not support the statement on the recent violations issued and asked when the

Board will be letting the community know how and why the violation was issued and to make public the list of the other seventeen "Display Violations".

Stacey Nachtaler, Half Moon Bay, Croton on Hudson, stated that if you look at members of our volunteer Boards, Committees and Councils it is overwhelming people from one political party and encouraged the Board to take into consideration diversity of viewpoints especially on the Zoning and Planning Boards, and additionally encouraged the Board to take the concerns of our Code Enforcement Officer seriously.

Ed Riely, 110 Truesdale Drive, Croton on Hudson, expressed his objections over the exorbitant Parkland Fees and encouraged the Board to repeal that law and asked why we need to hire an outside Planning Consultant, he also objects to alternative members on the Zoning and Planning Boards. Mr. Riely addressed the boycott of CVS with respect to the abortion pill.

11. REPORTS:

Village Manager Healy stated the following:

As there have been continued questions raised related to recent code enforcement activities, I wanted to use this opportunity to provide some additional factual information to the Board and members of the public.

As most know, our longtime code enforcement officer/fire inspector retired in September 2024. The Village Board recognized the importance of code enforcement and split this position into two separate positions in the 2024-2025 budget. After a long process, our current code enforcement officer was hired at the end of December 2024.

After completing training, one of the first items that I tasked our code enforcement officer with addressing was the proliferation of signage, banners, and excessive window coverings in the Village. On March 24, 2025, an email was sent to all businesses in the Village with a flyer that the Engineering Department created to explain our sign law. It further explained that Code Enforcement would begin conducting outreach in April.

Our enforcement efforts initially focused on the commercial areas of the Village (Riverside, Upper Village, Brook Street). As noted in our previous statement, through the diligent work of our code enforcement officer, 17 non-compliant locations were identified and the respective businesses and/or property owners were contacted regarding their signage not being in compliance with our

Zoning Code. Most of these businesses/property owners were unaware that their signage was out of compliance and promptly took steps to address this situation.

As part of our enforcement efforts in the Upper Village commercial area the property owner at 119 Grand Street, which is zoned as a commercial property, was also contacted regarding his banner. Rather than being representative of selective enforcement as some have alleged, contacting the property owner at 119 Grand Street was in fact representative of the Village's effort to apply its code in a consistent, content neutral manner. I think it is also very important to note that the property owner of 119 Grand Street was advised, in writing, by Village Counsel that if he were to fly the banner at issue from his flagpole, it would have been permissible under the code and would still have been fully visible to members of the public. To be very clear, during my time as Village Manager, the Village has never, and would never, enforce a law based on content or engage in selective enforcement.

Because the property owner at 119 Grand Street and one other property had failed to voluntarily correct the sign/banner issues about which they had been previously contacted, I directed the code enforcement officer to issue an official notice of violation in July after there was no indication that those property owners would voluntarily comply with the law. This notice advises the property owner that they have a certain period of time (typically between 10-30 days) to correct the violation in order to avoid being issued an appearance ticket. As noted above, by this point, most of the other businesses/property owners that had been contacted had already abated their violations or advised the Village that they were in the process of doing so.

In late August, when more than a month had gone by since the notice of violation had been issued to the property owner at 119 Grand Street without being remedied, I directed our code enforcement officer to issue an appearance ticket to the property owner after consultation with our Village counsel. I also directed the code enforcement officer to issue six notices of violation for other locations that our code enforcement officer had also advised me had not abated their violations about which they had previously been contacted. Again, this is further representative of our efforts to apply our code in a consistent manner, not selective enforcement as some have erroneously alleged.

It is clear from this entire year-long process that our signage code is hard for both residents and businesses to understand and decipher. I will be working

with our village attorney to develop a new section of the code that will be clearer and easier for all to understand and follow. The public will have input on this process as the Village Board reviews the law, refers it to the Planning Board and Waterfront Advisory Committee for comment, and ultimately holds a public hearing.

Village Attorney Subin explained that he reached out to the attorney of the property owner, prior to the Village Manager giving instructions to staff to issue the violations, advising that if the sign were flown as a flag as opposed to banner, it would not have been an enforcement action. Village Attorney Subin further stated that he did not hear back from the attorney at that time.

Trustee Slippen congratulated the School District on a successful homecoming; the Kaplan Pond meeting recently held is an example of some great community involvement and directed everyone to the project page on the Village website for more information.

<https://www.crotononhudson-ny.gov/projects-initiatives/pages/kaplans-pond-aeration-system>

Trustee Nicholson advised that during homecoming, the CHHS class of 1975 celebrated the 50th anniversary of the football team's State championship, the Police Advisory Committee held a meeting Thursday evening where they shared details of what is going on with respect to Lexipol policies, thanked those that participated in the Village-wide tag sale, Oktoberfest will be held this Saturday and Rev Fest 250 will be held this Saturday and Sunday at Croton Point Park, the Arts and Humanities Committee will be honoring Jesse Beller, a longtime resident of Croton with a Jazz concert on Sunday, September 28th from 2-4.

Trustee Simon advised that he was honored to attend Croton's 9-11 ceremony, attended a ceremony on September 12th acknowledging the installation of new benches at the Duck Pond, on September 12th he had the opportunity to tour the Village with our Superintendent of Public Works and Village Manager regarding placement of "share the road" signs, pleased to advise that the Project Mover bicycle ridership has been very strong during the months of July and August, met with our Planner regarding our "New York Forward" application, our Senior Club as well as the Rotary honored retiring Village Engineer Daniel O'Connor; on September 21st we had the opportunity to honor Cornelia Cotton for her many years of dedication to the arts community in Croton, encouraged everyone to attend the Rotary Car show this Sunday; last week he attended the monthly Municipal Officials meeting where

Amanda Lefton, Commissioner of the New York State Department of Environmental Conservation spoke, and wished all of our Jewish friends and neighbors a Happy and Healthy New Year.

Village Attorney Subin explained that Planning Consultants are typically paid through Escrow Fees paid by applicants and it is a cost-effective way of saving taxpayers money. Village Attorney Subin emphasized that under 230-48c of the Village Code there is a thorough process and interaction with each of those Boards during each stage.

Mayor Pugh indicated that section 230-48c has never been used in the seven years since it has been on the books.

Mayor Pugh thanked the Croton Harmon School District and the Booster Club for putting on a successful Homecoming, he also presented a certificate on behalf of the Village to the 1975 New York State champion football team, it was an historic event and a wonderful achievement especially for a community of our size, the Conservation Advisory Council and Temple Israel will be holding a trails clean up this Sunday.

Village Manager Healy advised that seventeen Leaf Blower violations were issued to contractors and property owners, fourteen of those violations were adjudicated and the property owners paid fines between \$50 and \$250 dollars, two cases are still continuing through the Court system and one ticket was dismissed by the Court.

There being no further comments to come before the Board, a motion to close the meeting was made by Trustee Simon. The motion was seconded by Trustee Nicholson and approved with a 4-0 vote. The meeting was adjourned at 8:28pm.

Respectively submitted,

Judy Weintraub, Board Secretary

Paula DiSanto, Village Clerk