

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, November 19, 2025, in the Georgianna Grant Meeting Room at the Stanley Kellerhouse Municipal Building, Van Wyck Street, Croton-on-Hudson, NY 10520.

Mayor Pugh	Trustee Simon
Village Manager Bryan Healy	Trustee Nicholson
Village Attorney Joshua Subin	Trustee Politi
Village Treasurer Genette Toone	Trustee Slippen

1. Mayor Pugh called the regular 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 26003040-26003327*. The Motion was seconded by Trustee Nicholson and approved with a 5-0 Vote.

General Fund	\$222,757.72
Water Fund	\$19,018.23
Sewer Fund	\$5,891.02
Capital Fund	\$46,470.55
Trust Fund	\$2,604.18

3. Presentation of Traffic Safety Hero Award from AAA Northeast to School Crossing Guard Lawrence Tramaglino.
4. PUBLIC HEARING:

Motion to open a Public Hearing to hear comments regarding **Local Law Introductory No. 16 of 2025 to expand the residential parking permit system on Hastings and Young Avenues** was made by Trustee Simon. Motion was seconded by Trustee Nicholson and approved with a 5-0 vote.

Public Comments:

Janet Monahan, 116 Young Ave. Croton on Hudson, asked if holidays that fall during the week would also be subject to this restriction, asked where are people going to park since this is for a two-to-six block area. Ms. Monahan also asked what happens when you have contractors for longer than three days, do you have to renew every 3 days.

Village Manager Healy stated that holidays are excluded, Oneida and Benedict Blvd are not included in the permit system and those streets would be available

to park on, the three-day temporary permit would need to be renewed but that can be done through email.

Muriel Grimes, 128 Hastings Avenue, Croton on Hudson, stated that she is against this, she does not see commuters using this street for commuter parking, what she does see is an inconvenience for residents, and is concerned that residents and visitors will be getting tickets.

Dawn Martinez, 140 Hastings Avenue, Croton on Hudson, stated that she supports her neighbors who are not in favor of this, she does not see commuters parking and believes that this will create a burden for families and visitors and believes that residents should be able to park on their street for free.

Jim Grimes, 128 Hastings Avenue, Croton on Hudson, stated that he is not in support of this, and asked if they find that they are not giving tickets out to commuters can they change it back and asked what the costs would be for the new signage.

Village Manager Healy stated that he does not have the exact cost for the street signs. Village Manager Healy explained that when the Village enacted the permit system in 2021 for certain blocks on Young and Hastings Avenues, we left out the blocks that did not respond favorably at that time, but since that time we have received a number of emails and calls asking the Village to expand the system.

Trustee Simon stated that there is no cost to a homeowner for the first two cars, each household is eligible for two free permits.

Debi Braddick, 23 Young Avenue, Croton on Hudson, stated that there are approximately four cars that park on her street for a few hours, no cars park in front of her home except her own and stressed that there is no problem with parking and after 47 years living on that street she believes it is ludicrous to enact this.

Jose Martinez, 140 Hastings Avenue, Croton on Hudson, stated that the street is bare, everyone has parking and there is no issue with commuters.

Liz Burns, 6 Young Avenue, Croton on Hudson, stated that she is against this and does not see a problem on the street.

Sue Fegan, 144 Hastings Avenue, Croton on Hudson, stated that only residents park there and she does not see an issue, she has three cars and if this is enacted it will be a burden for her.

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 5-0 vote.

### DISCUSSION

Village Manager Healy went over the results of the survey. To view the survey, you may click on the following link:

<https://play.champds.com/ATT/crotononhudsonny/2025-10/4e5dedb07bfbe857c9422ad610b17d525ab568ba.pdf>

Village Manager Healy asked if the Board wants to move forward with the permit systems on the northern end of Hastings Avenue (121-146 Hastings Avenue) and how would the Board like to handle the southern section of Young Avenue since there were eleven houses on that section of Young Avenue that were in favor. The Board concurred with the idea of removing the northern end of Hastings Avenue (houses numbered 121-146) from consideration of the permit system.

On motion by Trustee Simon and seconded by Trustee Nicholson the Board resolved to continue the Public Hearing on December 1, 2025. Motion was approved with a 5-0 vote.

### Comments received via E-mail

Gabriella Hiatt, 138 Hastings Avenue, Croton on Hudson, writes to express her disagreement with the proposed parking permit system in her neighborhood, in particular on Hastings Avenue between Oneida and Crest Avenues. The proposal strikes me as unnecessary, onerous, and a burden to residents who currently park on the street with little trouble, she does not notice any vehicles from non-residents parked for long periods of time and does not want to feel like she have to go through the village to park on her street nor have to do that should family be visiting. If there were a parking problem on the block I would probably think differently but there is not, so why create hoops for no reason? Every neighbor I have spoken to is of a similar mindset so if enough voices of dissent are heard please send out a voting card from residents and make the results transparent.

Dawn Martinez, 140 Hastings Avenue, Croton on Hudson, writes to express her strong opposition to the proposed residential permit parking system for her street, this proposal would create an unnecessary burden for residents and does not address an actual problem in our neighborhood, her street does not attract non-resident parking, nor does it experience congestion that would justify such a restrictive system, her household has three cars, and the idea of limiting households to two permits is unreasonable and impractical, many neighbors oppose this plan, despite not filling out the survey, because parking has never been a problem here.

Jose Martinez, 140 Hastings Avenue, Croton on Hudson, writes that he is opposed to the proposed residential permit parking system, his street does not experience non-resident parking or congestion, and parking has always worked smoothly without regulation, a permit system would add unnecessary inconvenience for families—especially households like ours with more than two vehicles and create stress anytime they have visitors or family staying over, and given our high taxes and the lack of any demonstrated need, this proposal feels burdensome and unnecessary. I respectfully urge the Board to reconsider implementing a permit system on a street where parking continues to function effectively as it is.

Carlo Cervini, 124 Hastings Avenue, Croton on Hudson, writes that he is opposed to any expansion of the permitting system that will affect my block at 124 Hastings Avenue.

Jim & Muriel Grimes, 128 Hastings Avenue, Croton on Hudson, writes that he is against the proposal, and asked the following: what is the purpose of adding the parking permit on Hastings/Young Ave, what is the behavior the Village is trying to curtail, will this replace the winter pass for parking on the street, will license plates be registered with the Village (similar to parking at the train station) or will there be a sticker affixed to the vehicle window, is there a limit on passes and what happens to families with more than two vehicles, how will the 4 hour limit be enforced, what is the penalty for violating the 4 hours limit, would moving the vehicle to the other side of the street start a new 4 hours, will it be enforced on holidays and during the Summer (non-school months) when children are home from college, what happens to day-care providers, contractors etc., this seems like a money maker and nuisance to residents to have to go back to the Village every 3 days for a temporary pass.

5. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL - None

6. PUBLIC COMMENTS ON AGENDA ITEMS:

Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that the State needs to do a lot of work on supporting small businesses, and suggested that a special committee be convened to address these issues, does not support alternate Board Members for the Zoning and Planning Boards, and does not support moving the Recreation Department to the Gouveia property.

7. CONSENT AGENDA:

On Motion by Trustee Simon and seconded by Trustee Politi the Board approved the Consent Agenda. Motion was approved with a 5-0 Vote.

A motion to remove the *Housing Task Force Resolution* from the Consent Agenda was made by Trustee Simon. Motion was seconded by Trustee Nicholson and approved with a 5-0 vote.

Discussion regarding Resolution #250 (Alternate Members to the Planning and Zoning Boards).

Village Manager Healy advised that a memo was received from the Planning Board and Zoning Board of Appeals sharing their thoughts. Village Manager Healy advised that the Zoning Board felt that a one-year term for alternative members was too short.

Mayor Pugh stated that he supports leaving it as a one-year term, Trustee Politi stated that she would support a two-year term.

Village Manager Healy stated that as a result of the feedback from the Zoning Board, he made the following changes: Section 165 (Definitions), adding the word "either" because there was a concern that the language may imply that the same alternative member would serve on both Boards, and Section 168 which is the authorization making it clear that alternate members are able to attend work sessions, regular meetings and executive sessions but only as an observer unless asked by the Chair to substitute for an absent member. Village Manager Healy advised that the Planning Board was not in favor of an alternate member.

To view the Planning Board's memo, you may click on the following link:

<https://play.champds.com/ATT/crotononhudsonny/2025-11/8cd4e34a9e221e2e8681f129e331d3e977100bf4.pdf>

a. CORRESPONDENCE TO THE BOARD:

1. Flyer from County Legislator Emiljana Ulaj regarding a small business seminar being held on December 4, 2025, at the Ossining Public Library.

b. RESOLUTIONS:

**Resolution #260-2025**

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

WHEREAS, Local Law Introductory No. 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, comments on the local law have been received from the Planning Board and Zoning Board of Appeals; and

WHEREAS, the Westchester County Planning Board has reviewed the local law and stated it is a matter for local determination,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby schedules a Public Hearing to be held on December 17, 2025, at 7:00 PM in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider the adoption of Local Law Introductory No. 14 of 2025 to update Chapter 230, Zoning, of the Village Code to authorize the appointment of alternate members to the Planning Board and Zoning Board of Appeals.

**Resolution #261-2025**

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

WHEREAS, the Village of Croton-on-Hudson no longer serves as an assessment unit following the adoption of Local Law 5 of 2025; and

WHEREAS, Chapter 90, Buildings, Unsafe, of the Village Code references the former Village Assessor position; and

WHEREAS, Chapter 90 does not currently include an appeals process for property owners to follow if they wish to contest the establishment of a lien against their property; and

WHEREAS, Local Law Introductory No. 17 of 2025 has been drafted to update these provisions,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby schedules a Public Hearing to be held on December 17, 2025, at 7:00 PM in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider the adoption of Local Law Introductory No. 17 of 2025 to update Chapter 90, Buildings, Unsafe, of the Village Code related to the provisions for establishment of a lien.

**Resolution #262-2025**

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

WHEREAS, the Village of Croton-on-Hudson uses a variety of media to share information with residents and visitors; and

WHEREAS, while the Village has an adopted Email and Social Media Policy, there is no formal communications plan; and

WHEREAS, the Village has received a proposal from Enormous Creative of Peekskill, New York, to evaluate current practices and provide recommendations; and

WHEREAS, the Village Board reviewed this proposal at a work session held on August 27, 2025,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees authorizes the Village Manager to accept Phase 1 of the proposal from Enormous Creative of Peekskill, New York, in the amount of \$10,000; and

BE IT FURTHER RESOLVED: that the Village Treasurer is authorized to make the following budget transfer in the 2025-2026 General Fund Budget:

GENERAL EXPENSES

Increase		
	A6410.4000 Publicity - Contractual	\$10,000
Decrease		
	A1980.4000 MCTM Payroll Tax	\$10,000

**Resolution #263-2025**

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

WHEREAS, on November 21, 2023, the Village Board of Trustees awarded the bid for welding services to Santella Welding of Putnam Valley, New York, in the not-to-exceed amount of \$34,720; and

WHEREAS, the contract was for a period of one year with an option to extend for two additional years, upon mutual agreement of the Village and the contractor; and

WHEREAS, Santella Welding has agreed to honor its bid pricing for the upcoming year; and

WHEREAS, Frank Balbi, Superintendent of Public Works, has recommended extending this contract,

NOW THEREFORE BE IT RESOLVED: that the Board of Trustees hereby authorizes the Village Manager to extend the contract for welding services with Santella Welding of Putnam Valley, New York, for a one-year period beginning December 6, 2025, through December 6, 2026.

**Resolution #264-2025**

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

WHEREAS, the staffing costs related to Silver Lake and the boat basin for summer 2025 are slightly over budget; and

WHEREAS, the staffing costs related to the various summer camps held by the Village are slightly underbudget,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby authorizes the Village Treasurer to make the following budget transfer in the 2025-2026 General Fund Budget:

GENERAL EXPENSES

Increase

A7180.1100	Special Rec – Personnel P/T	\$1,652.81
------------	-----------------------------	------------

Decrease

A7310.1100	Youth Rec – Personnel P/T	\$1,652.81
------------	---------------------------	------------

**Resolution #265-2025**

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

WHEREAS, the Village has received its New York State and Local Retirement System invoices for the current fiscal year; and

WHEREAS, the state provides the Village with an estimate to use for budgeting purposes, which was slightly under forecast this year; and

WHEREAS, the amount invoiced is a total of \$7,493 over budget,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby authorizes the Village Treasurer to amend the 2025-2026 Adopted Budget as follows and to transfer \$7,493 from the assigned fund balance – future retirement expenditures as follows:

GENERAL EXPENSES

Increase

A9010.8000	NYS ERS	\$57,143.75
------------	---------	-------------

Decrease

A9015.8000	NYS PRS	\$51,524.00
------------	---------	-------------

WATER EXPENSES

Increase

F9010.8000	NYS ERS	\$1,348.74
------------	---------	------------

SEWER EXPENSES

Increase

G9010.8000	NYS ERS	\$524.51
------------	---------	----------

**Resolution #266-2025**

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

WHEREAS, Historic Hudson Valley requested police services for the Great Jack O’Lantern Blaze this year; and

WHEREAS, police services were also requested for the RiverFest held at Croton Point Park this summer; and

WHEREAS, police officers conducted special patrol details for New York State; and

WHEREAS, Historic Hudson Valley, RiverFest FPS and New York State have agreed to pay the cost of the overtime for these officers,

NOW THEREFORE BE IT RESOLVED: that the Village Treasurer is authorized to amend the General Fund 2025-2026 budget in the amount of \$30,257.23:

GENERAL EXPENSES

Increase Expense

A3120.1200 Personnel Services - Overtime	\$20,885.75
A3120.1210 Personnel Services - OT Investigations	\$8,989.75
A3120.1250 Personnel Services - OT Patrol Boat	\$381.73

GENERAL REVENUES

Increase Revenues

A3120.1520	Police Fees	\$20,885.75
A3120.3306	State Aid – DHSES	\$8,989.75
A3120.3315	State Aid – Navigation Law Enf.	\$381.73

**Resolution #267-2025**

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

WHEREAS, the Croton-on-Hudson Police Department is in the process of updating its policy manual; and

WHEREAS, the Village was awarded a partial grant through PERMA, its workers compensation carrier, for this project,

NOW THEREFORE BE IT RESOLVED: that the Village Treasurer is authorized to amend the 2025-2026 Capital and General Fund budgets in the amount of \$3,919.05:

CAPITAL EXPENSES

Increase Expense		
H3120.2107.26515	Police Manual Redesign	\$3,919.05

GENERAL REVENUES

Increase Revenue		
A1000.2705	Gifts & Donations	\$3,919.05

c. Approval of Minutes:

Motion to approve the minutes of the Regular Meeting held on November 5, 2025, was made by Trustee Simon. The motion was seconded by Trustee Politi and approved with a 5-0 vote.

Motion to approve the minutes of the Executive Session held on November 5, 2025, was made by Trustee Simon. The motion was seconded by Trustee Politi and approved with a 5-0 vote.

Motion to approve the minutes of the Work Session held on November 12, 2025, was made by Trustee Simon. The motion was seconded by Trustee Politi and approved with a 5-0 vote.

8. PROPOSED RESOLUTIONS:

9. **Resolution #259-2025**

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

WHEREAS, the Housing Task Force was originally constituted in 2020; and

WHEREAS, the Housing Task Force was charged with examining all aspects of housing in Croton-on-Hudson with special attention to affordability and the issues raised by the Westchester County Housing Needs Assessment, which was published in 2019; and

WHEREAS, the Housing Task Force completed their work with the publication of a report in November 2021,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby sunsets the Housing Task Force with thanks to all the members of the community who served on this task force.

*DISCUSSION:*

Trustee Simon thanked the Housing Task Force for all their hard work; their 2021 report was instrumental in helping to guide the Village in a number of areas regarding housing such as Accessory Dwelling Units, Rental Registration, Tenant Protection, Transit Oriented Development, use of some of the Village's unused properties, as well affordability and multi-family housing.

Mayor Pugh stated that while the Housing Task Force's work has concluded, the Village's work has not and thanked them again for their service.

**Resolution #268-2025**

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 5-0 vote.

WHEREAS, the Village of Croton-on-Hudson owns and maintains emergency generator systems at various buildings and facilities throughout the Village; and

WHEREAS, the Village desires to perform periodic preventive maintenance on the systems and to provide 24-hour emergency service for the systems when needed; and

WHEREAS, on October 23, 2025, the Village advertised for proposals on this work (RFP #18-2025); and

WHEREAS, three responses were received by the specified deadline of November 10, 2025; and

WHEREAS, the lowest responsible response was submitted by Gentech Ltd. in the amount of \$11,250; and

WHEREAS, after reviewing the responses received, the recommendation to award the contract to the lowest responder, Gentech Ltd. of New Windsor, New York, has been made by Frank Balbi, Superintendent of Public Works,

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Manager to award the contract for generator maintenance services to Gentech Ltd. in the amount of \$11,250.

**Resolution #269-2025**

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 the following Roll Call Vote: Trustee Slippen Aye, Trustee Politi Aye, Trustee Nicholson Aye, Trustee Simon Aye, Mayor Pugh Aye.

THE VILLAGE OF CROTON-ON-HUDSON  
PROPOSED VOLUNTEER AMBULANCE WORKER  
SERVICE AWARD PROGRAM FOR  
CROTON-ON-HUDSON EMS

Whereas, a proposal has been made to establish a Service Award Program for the volunteer members of Croton-on-Hudson EMS.

Now, Therefore, Be It Resolved that:

**Section 1** The Village Board of the Village of Croton-on-Hudson, as authorized by Article 11-AAA of the New York State General Municipal Law, in its capacity as the governing body of the Village of Croton-on-Hudson directs that there shall be a public referendum of eligible voters of the Village of Croton-on-Hudson on November 3, 2026, to be held at polling locations as determined and announced by the Westchester County Board of Elections, to determine whether such Service Award Program shall be established effective January 1, 2026.

**Section 2** The type of program shall be a Defined Benefit Plan as described in Article 11-AAA.

**Section 3** Under the proposed Defined Benefit Service Award Program, Croton-on-Hudson EMS volunteer members shall have the opportunity to earn pension-like and pre "Entitlement Age" death and disability benefits. The pension-like benefit shall be a lifetime monthly "Service Award" commencing to eligible participating volunteer members upon application, after attainment of age 60, the Entitlement Age. The monthly Service Award shall be equal to \$30 (\$360 per

annum) for each year of Service Award Program service credit earned not in excess of forty (40) years. When a Participant dies after attaining vested status in the program but before monthly Service Awards have effectively commenced, a death benefit shall be payable to the Participant's designated beneficiary (or estate if no beneficiary is designated). The death benefit shall be actuarially equivalent to the Participant's earned Service Award and shall be based on his or her earned service credit at the time of death. When a Participant shall become totally and permanently disabled before Service Awards effectively commence, a disability benefit shall be payable. The disability benefit shall be actuarially equivalent to the Participant's earned Service Award based on his or her earned service credit at the time of application for the disability benefit.

**Section 4** A year of Service Award Program service credit shall be earned by a volunteer member of Croton-on-Hudson EMS for each calendar year after 2026 during which the volunteer member earns at least 50 "points" for participating in volunteer ambulance worker activities under the rules set forth in the attached written Service Award Program "Point System". Such Point System must be in accordance with Article 11-AAA of the New York State General Municipal Law. The Village of Croton-on-Hudson Village Board has the authority to change the Point System by Board resolution but may do so only if the changes comply with all governing rules, regulations and laws.

**Section 5** Should a Participant continue to be a volunteer member of Croton-on-Hudson EMS after attaining age 60 and having commenced receiving monthly Service Awards, he or she shall continue to have the opportunity to earn service credit under the Point System. The additional Service Awards earned during a calendar year after the calendar year of attainment of the Entitlement Age and after Service Awards have commenced, shall commence to be paid as of the January 1 in the next succeeding calendar year.

**Section 6** In accordance with Article 11-AAA of the General Municipal Law, the Village of Croton-on-Hudson shall be the Service Award Program "Sponsor" and the New York State Comptroller or his designee(s) shall be the administrator(s) and/or Trustee(s) of the Croton-on-Hudson EMS Volunteer Ambulance Worker Service Award Program.

**Section 7** The total 2026 annual cost, payable in 2027, of funding the Croton-on-Hudson EMS Volunteer Ambulance Worker Service Award Program benefits is estimated to be as much as \$35,000 or about \$2,700 per volunteer member,

including the cost of administration. The estimated annual cost to administer the program for 2026 is about \$2,750.

**Section 8** All provisions of the Croton-on-Hudson EMS Volunteer Ambulance Worker Service Award Program shall be in accordance with: Article 11-AAA of the General Municipal Law as amended from time to time; the applicable rules and regulations for Service Award Programs promulgated by the New York State Comptroller; and, with this resolution.

The appropriate officers of the Village of Croton-on-Hudson are authorized to and shall take the necessary actions to carry out this resolution.

DISCUSSION

Trustee Simon explained that this will be on the ballot for the community to consider and is happy we are doing this.

**Resolution #270-2025**

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, Trustee Slippen Abstained.

WHEREAS, the Village of Croton-on-Hudson sold the parcel located at 43-45 Maple Street to Regan Development Corp. ("Regan") in 2022 for the development of Maple Commons; and

WHEREAS, the Village and Regan entered into a Payment in Lieu of Taxes (PILOT) agreement for Maple Commons for a period of 30 years; and

WHEREAS, as part of the approval process, Regan enter into an agreement with the Village to pay an additional annual fee of \$20,000 for the term of the PILOT; and

WHEREAS, conditions have necessitated an amendment to the fee agreement, which are more fully detailed in the memo from Village Manager Bryan Healy attached hereto,

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Manager to execute the amendment to the fee agreement for Maple Commons, subject to the Village Attorney's final approval.

To view the Village Manager Healy's memo, you may click on the following link:

<https://play.champds.com/ATT/crotononhudsonny/2025-11/6863a3b40e75eb57a0e9485e2ad2f686f3a1c0c4.pdf>

**Resolution #271-2025**

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 5-0 vote.

WHEREAS, Westchester County (the "County") has established the Housing Implementation Fund (HIF) program to provide infrastructure and other improvements to encourage and support the development of affordable housing; and

WHEREAS, WBP Development LLC, (the "Developer") has received a Special Permit authorized by the Village Board on December 18, 2024, by resolution #260-2024, and site plan approval by the Planning Board on June 17, 2025, to develop 100 affordable home ownership housing units and related amenities at 1 Croton Point Avenue (the "Development"); and

WHEREAS, Westchester County HIF program funding, in an amount not to exceed \$6,000,000, has been sought by the Developer to be utilized to fund construction of various infrastructure improvements associated with the Development necessary to support the creation of affordable housing and to make the Development financially viable; and

WHEREAS, the Village of Croton-on-Hudson desires the HIF program funding assistance from the County for the Development, which requires entering into an Intermunicipal Developer Agreement (IMDA) with the County and the Developer; and

WHEREAS, pursuant to the IMDA, the construction of the infrastructure improvements shall be performed through a competitive public bid issued by the Village of Croton-on-Hudson pursuant to Section 103 of the General Municipal Law; and

WHEREAS, the Village will submit an application to the County Department of Planning for HIF funds up to \$6,000,000; and

WHEREAS, the County Department of Environmental Facilities will provide input to the Department of Planning regarding the operation of such infrastructure investments prior to approving HIF funds; and

WHEREAS, pursuant to the IMDA, the County and Village shall be granted necessary easements for the area(s) upon which the infrastructure improvements shall be constructed,

NOW THEREFORE BE IT RESOLVED: that the Village Manager is hereby authorized to enter into an IMDA with Westchester County and WBP Development LLC for the Development in an amount not to exceed Six Million dollars (\$6,000,000); and

BE IT FURTHER RESOLVED: that the IMDA is subject to the review and approval of the Village Manager and the Village Attorney; and

BE IT FURTHER RESOLVED: that the Village Manager is authorized to take all necessary steps to facilitate and implement the terms of the IMDA; and

BE IT FURTHER RESOLVED: that this resolution shall take effect immediately.

DISCUSSION:

Trustee Simon stated that the Village only acts as a pass-through fiscal agent with a certain amount of oversight at no cost to the Village.

Village Manager Healy advised that the Village signed the purchase and sale agreement in early October with WBP Development and we are moving closer to a closing date, the closing date for the adjacent parcel at 1-3 Croton Point Avenue is scheduled for next week, the water main extension is moving along as well, and we are pleased to advise that the State has approved the AHOP (New York State Affordable Home Ownership Program) funding.

Mayor Pugh stated that it is approximately eleven months since we approved the Special Permit and he is glad to see this moving along.

10. PUBLIC COMMENT – NON-AGENDA ITEMS:

Debi Braddick, 23 Young Avenue, Croton on Hudson, stated that there appears to be a lot of openings on our various committees and encouraged the Board to reach out to a broader section of the community, addressed the traffic in the vicinity of LOT A and asked that the Board think about the additional cars that may come from this development, and encouraged the Board to share with the community potential uses of the Gouveia Park.

Ed Riely, 110 Truesdale Drive, Croton on Hudson, continued to object to the sale of abortion pills at CVS, addressed the election results and how it could affect the trajectory of Croton, objected to the height of the building proposed

on LOT A and the need to monitor what happens on that property and that Village committees should not have more than one non-resident sitting on any of our committees.

11. REPORTS:

Trustee Slippen thanked the DPW for all their hard work in installing the Peace Pole last week which will be unveiled on December 21<sup>st</sup>; a lot of thought was put into this and thanked the Arts and Humanities Advisory Council for all their hard work. Croton Library in conjunction with other food programs in Croton will be setting up a "sharing shelf" at the Library where people can donate and take food, congratulated all the Croton High School Fall Athletic teams and thanked Trustee Politi for her time on the Board and appreciates all of her contributions to the Village.

Trustee Politi stated that she is leaving the Village Board with a deeper appreciation of the Village, and thanked everyone for giving her the opportunity to serve, she is saddened that we have become a divided country, and reminded everyone that the Village Board only has the power to make changes on local issues.

Trustee Nicholson stated that it has been an honor to work with Trustee Politi, and she appreciates all of her hard work on many issues during her term, the Police Advisory Committee met and we look forward to the Police Chief coming to one of our December meetings to update the Board on their various activities, the IDEA Committee is working on helping those in our community in need and they will be working with our local food banks.

Trustee Simon advised that on Nov 6<sup>th</sup> the HEART Committee met and talked about how to proceed in the future, on Nov 7<sup>th</sup> he and Mayor Pugh participated in the Barre Ribbon cutting, on Nov 9<sup>th</sup> the Sustainability Committee met and gave updates on the various programs they are working on, thanked the American Legion Post for putting together the Veterans Day ceremony, attended the Municipal Officials meeting on Nov 14<sup>th</sup>, this past Monday he met with the Association of Businesses and is pleased to advised that thirty new businesses have joined, this coming Saturday from 10am-1pm a bike skills training session will be held at Village Hall, advised that Project Mover in Croton had the most trips of all municipalities during the month of October with the MTA hub being the most used, the Turkey Trot will be held Thanksgiving morning to raise funds for the Maria Ferrari Hospital, congratulated Mayor Pugh, and Trustee Nicholson on their re-election and Trustee-Elect Stacey

Nachtaler, thanked Trustee Politi for all her energy, and perspective, she will be missed but looks forward to her continued contributions to the Village.

Mayor Pugh thanked the voters for giving him another opportunity to serve Croton as well as Trustee Nicholson's re-election and thanked Trustee Politi for her service and all her contributions to the Village.

Village Manager Healy advised that we continue to look at ways to try to slow down traffic on Glengary Road, one is the installation of 15 mile per hour speed signs, speed monitoring devices as well as reaching out to the community reminding them of the roadway's limitations, we are also looking at installing a 3<sup>rd</sup> rapid flash beacon by Maple Commons, advised that a Building Permit has been issued to AT&T to install an antenna on Village Hall, they have also agreed to replace the generator that powers Village Hall which is a significant cost savings to the Village, the Bid for the DPW Solar Canopies is going out tomorrow, Dobbs Park field work has been completed and the field will be covered for the winter, the playground is still on track but we will not see much action until after the new year. Village Manager Healy thanked Trustee Politi for her service, it was a pleasure working with her and wished her well.

There being no further business to come before the Board, a motion to close the meeting was made by Trustee Simon. Motion was seconded by Trustee Nicholson and approved with a 5-0 vote. Meeting adjourned at 8:50pm.

Respectively submitted,

Judy Weintraub, Board Secretary

---

Paula DiSanto, Village Clerk