

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, December 17, 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 Slippen
Village Attorney Joshua Subin	Trustee Nachtaler
Village Treasurer Genette Toone	

The following Officials were absent:

Trustee Nicholson
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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 26003535-26003854*. The Motion was seconded by Trustee Nachtaler and approved with a 4-0 Vote.

General Fund	\$595,191.35
Water Fund	\$46,184.10
Sewer Fund	\$27,340.05
Capital Fund	\$238,694.40
Trust Fund	\$7,055.02

3. Recognition of Police Officer Nicholas DiTomasso being assigned to the Detective Division in the Croton-on-Hudson Police Department
4. PUBLIC HEARINGS:

Motion to open a Public Hearing to hear comments **on Local Law Introductory No. 14 of 2025 to amend Chapter 230, Zoning, of the Village Code to allow for alternate members on the Planning Board and Zoning Board of Appeals** was made by Trustee Simon. Motion was seconded by Trustee Slippen and approved with a 4-0 vote.

Public Comments:

Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that he believes this is an unnecessary action based on attendance records, if members have a difficult time attending meetings then they should just be replaced. Mr. Riely

stated that he is concerned this could be used as an excuse to not attend meetings.

There being no further comments to come before the Board, a motion to close the Public Hearing was made by Trustee Slippen, motion was seconded by Trustee Simon and approved with a 4-0 vote.

Motion to open a Public Hearing to hear comments ***on Local Law Introductory No. 17 of 2025 to amend Chapter 90, Buildings, Unsafe, of the Village Code to amend the provision relating to the establishment of liens*** was made by Trustee Simon. Motion was seconded by Trustee Nachtaler and approved with a 4-0 vote.

There being no comments to come before the Board, a motion to close the Public Hearing was made by Trustee Simon, motion was seconded by Trustee Nachtaler and approved with a 4-0 vote.

**Resolution #292 of 2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE NACHTALER, 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 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, and

WHEREAS a Public Hearing was opened and closed on December 17, 2025, and

WHEREAS the Village Board has determined the adoption of Local Law Introductory No. 17 of 2025 to be a Type II action under the State Environmental Quality Review Act, requiring no environmental review,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby adopts 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, which upon adoption becomes Local Law No. 19 of 2025.

**DISCUSSION:**

Trustee Slippen urged staff to continue to communicate the changes with the community.

**5. LWRP Consistency Review and EAF Part II Review for Local Law Introductory No. 14 of 2025.**

**EAF PART II**

	No, or small impact may occur	Moderate to large impact may occur
1. <a href="#">Will the proposed action create a material conflict with an adopted land use plan or zoning Regulations?</a>	√	
2. <a href="#">Will the proposed action result in a change in the use or intensity of use of land?</a>	√	
3. <a href="#">Will the proposed action impair the character or quality of the existing community?</a>	√	
4. <a href="#">Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</a>	√	
5. <a href="#">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? .</a>	√	
6. <a href="#">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?</a>	√	
7. <a href="#">Will the proposed action impact existing:</a> a. public / private water supplies? b. public / private wastewater treatment utilities?	√	
	√	
8. <a href="#">Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</a>	√	

9.	<a href="#">Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</a>	√	
10.	<a href="#">Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</a>	√	
11.	<a href="#">Will the proposed action create a hazard to environmental resources or human health?</a>	√	

**LWRP Consistency Review**

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

4	Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.	No				
5	Encourage the location of development in areas where public services and facilities essential to such development are adequate.	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				
<b>FISH &amp; WILDLIFE POLICIES</b>						
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.	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.	No				
7H	Habitat-related policies identified in the Indian Brook-Croton Gorge Watershed Conservation Action Plan will be considered in actions proposed for these areas (see Appendix C).	No				
8	Protect fish and wildlife resources in the coastal area from the introduction of hazardous waste and other pollutants which bio-accumulate in the food chain, or which cause significant sub-lethal or lethal effects on those resources.	No				
9	Expand recreational use of fish and wildlife resources in coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new.	No				
9A	Ensure continued recreational use and public access to the rivers through Village owned land adjacent to the railroad parking lot, at Croton Point Park, at Senasqua and Croton Landing Parks, along the Croton River, and at the Croton Yacht Club. Efforts should be made to increase opportunities for public access and enjoyment in these areas.	No				
9B	Encourage passive recreational enjoyment of the wildlife in the designated significant fish and wildlife habitats, on the Audubon Society sanctuaries, Jane Lytle Arboretum, Gouveia Park and on other public or private lands within the Village where	No				

	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				
<b>FLOODING &amp; EROSION POLICIES</b>						
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 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	No				

	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				
	<b>PUBLIC ACCESS POLICIES</b>					
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	No				

	manner compatible with existing water-dependent uses.					
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				
	<b>HISTORIC AND SCENIC QUALITY POLICIES</b>					
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				
	<b>ENERGY AND ICE MANAGEMENT POLICIES</b>	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	No				

	commerce, and the ecological functions of habitats important to New York.					
	<b>WATER AND AIR RESOURCES POLICIES</b>					
30	Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.	No				
30A	Existing rail services and transportation-related facilities shall not dispose of any regulated materials in coastal waters until all such regulated materials have been tested by the State for conformance with water quality standards.	No				
31	State coastal area policies and management objectives of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a 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.	No				
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.	No				
34	Discharge of waste materials into coastal waters from vessels subject to State jurisdiction will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas..	No				
34A	Moored structures or marine vessels shall not discharge ballast water or other releases into the waterway.	No				
35	Dredging and filling in coastal waters and disposal of dredged material will be undertaken in a manner that meets existing State permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.	No				
36	Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner	No				

	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.					
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				
	<b>WETLAND POLICY</b>					
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				

7. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL - None

8. PUBLIC COMMENTS ON AGENDA ITEMS:

Ed Riely, 110 Truesdale Drive, Croton on Hudson, emphasized that all committee members should be Village residents, asked who is responsible for committee web pages and recommended that Village staff oversee those sites, asked if the Village is still a member of the ICLEI Local Governments for Sustainability, objects to the Village requiring a fee to register on the Village's Rental Property Registry, asked for an explanation on the Van Cortlandt Manor entrance project, asked for an explanation on bidding for plumbing, HVAC and electricians and supports the \$16.00 an hour for seasonal employees.

9. REPORT BY THE VILLAGE MANAGER:

Village Manager Healy addressed some questions raised this evening:

The Village has not been a member of the ICLEI - Local Governments for Sustainability for at least 8 years and possibly longer.

At the time when the Board was creating the IDEA committee they did not know how many people would be interested in serving and the resolution indicated that the committee would be composed of no fewer than three resident members, we have now superseded that resolution with a new resolution that the committee is supposed to have between five and nine members but it does not say anything about a minimum number being residents or non-residents, there is no requirement that advisory committee members be residents of the Village and that decision is up to the Board.

The Historic Hudson Valley was awarded a grant from the Federal Government and the Village is just acting as a pass-through for these funds at no cost to the Village. Village Manager Healy stated that Historic Hudson Valley will eventually be taking over a portion of the roadway that is south of the southern entrance to Shoprite and the Village will no longer have to maintain that portion of the roadway, they are also going to be upgrading their water infrastructure which will benefit the Village as well.

Because of increased costs for plumbers, electricians and HVAC contractors and the requirement to meet the statutory bidding thresholds we were required to go out to bid for these services, after consultation with the New York Conference of Mayors the Village is rejecting these bids and we will be revising the bid package.

Bari Manor Update: Fire Inspector Jim Ferguson has addressed outstanding violations at Bari Manor that were found after the Memorial Day weekend fire, all missing damaged or expired smoke detectors and carbon monoxide alarms have been replaced, all areas needing proper fire rated materials have been addressed, all appliances with flues that needed maintenance have been addressed all apartment numbers now meet the standards in the Village Code, all loose handrails and cracked sidewalks have been addressed, all outlets that needed to be upgraded to GFCI have been addressed, and all accumulated rubbish has been removed. The following items that remain pending include testing of the fire hydrants, raising the rear fire hydrant, and painting of fire lane lines. The fire damaged apartments 45 and 46 should be ready for inspection by the Engineering Department in the coming weeks; apartments 49 and 50 are still in the process of being renovated, during a previous walk-through, Engineer Salanitro and Inspector Ferguson observed smoke damage to some apartment Air Conditioners and HVAC ductwork and they recommended cleaning and air quality tests be performed prior to inspections to ensure the quality of the air.

Village Manager Healy advised that EMS has moved into their new headquarters and we hope to schedule a ribbon cutting in January, the Police Department had put out a special traffic detail in June, since that time over four hundred summons have been issued, (for more information you can check the Police Blotter on the Village's website), a zoom information meeting on the Half Moon Bay Bridge project is scheduled for January 5<sup>th</sup> at 6pm and directed everyone to the Project Page on the Village's website for more information. <https://www.crotononhudson-ny.gov/village-manager/pages/public-works-projects>.

**10. CONSENT AGENDA:**

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

Trustee Nachtaler stated that with respect to the Half Moon Bay Bridge Project, she thought that the intent was to have a right-of-way or a single lane so that when the bridge is under construction there could be one lane for traffic, but in Section 5 of the contract it states that no right-of-way activities are anticipated.

Village Manager Healy explained that Section 5 in the contract would only apply if a project needed to acquire a right-of-way on property that was immediately

adjacent to the project, but this is not required in this instance and our plan is to have one lane of travel across the bridge.

a. CORRESPONDENCE TO THE BOARD:

1. Flyer Membership changes from the Croton-on-Hudson Fire Department.

<https://play.champds.com/ATT/crotononhudsonny/2025-12/1faab4fb43ff6f054301da33df56d42d685d7939.pdf>

2. Election results from the Croton-on-Hudson Fire Department.

<https://play.champds.com/ATT/crotononhudsonny/2025-12/745bd6e87db1206f1130822e872dd05806e1eb89.pdf>

3. Letter from the Westchester County Youth Bureau awarding funding in the amount of \$5,000 to the Village for summer youth employment.

<https://play.champds.com/ATT/crotononhudsonny/2025-12/130a799d00a4201a720dc6f90d59dacc5a4e71d.pdf>

4. Annual reports from the following boards and committees: Advisory Board on the Visual Environment, Arts & Humanities Advisory Council & Sustainability Committee.

<https://play.champds.com/ATT/crotononhudsonny/2025-12/cdc02bcd1b3f57e6cc7ea140eac9b9954e3514.pdf>

<https://play.champds.com/ATT/crotononhudsonny/2025-12/d33b30434df67c54741019dfdce92984077410b7.pdf>

<https://play.champds.com/ATT/crotononhudsonny/2025-12/122926e467bbacd6fd58eacd1b66a2d630056856.pdf>

5. Notice of Liquor License Renewal for Croton Colonial Restaurant Diner.

<https://play.champds.com/ATT/crotononhudsonny/2025-12/9b35f00b3f7255a15084eb36b31362513747878c.pdf>

b. RESOLUTIONS:

**Resolution #293-2025**

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

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby undertakes the following actions:

1. Accepting the membership changes and election results from the Croton-on-Hudson Fire Department.
2. Filing for the record the liquor license renewal notice for Croton Colonial Restaurant Diner.
3. Filing for the record the annual report of the Advisory Board of the Visual Environment.
4. Filing for the record the annual report of the Arts & Humanities Advisory Council.
5. Filing for the record the annual report of the Sustainability Committee.
6. Filing for the record the funding award letter from the Westchester County Youth Bureau.

**Resolution #294-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE SLIPPEN, 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 No. 3 of 2003 was approved at a regular Village Board Meeting held on October 7, 2003, and

WHEREAS this Local Law called for the setting of Village fees through Board Resolutions, and

WHEREAS the Village would like to establish fees for the rental registry program established under Local Law No. 16 of 2025,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby amends the 2025-2026 Master Fee Schedule as follows:

Engineering Department

Rental Registry Program	§186-21	Each rental unit, except short-term rental unit (triennial)	\$25.00
		Short-term rental unit	\$25.00

		(annual)	
		Maximum per property	\$500.00
		Late registration fee (after 30 days past due)	\$100.00
		Late registration fee (after 60 days past due)	\$250.00

**Resolution #295-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE SLIPPEN, 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 assumed the ownership of and maintenance requirements for the Half Moon Bay Bridge over the Metro-North Railroad tracks in 1996, and

WHEREAS in order to address past safety issues and the proper maintenance of the bridge, the Village is moving ahead with the rehabilitation and reconstruction of the Half Moon Bay Bridge, and

WHEREAS on February 7, 2024, the Village Board of Trustees adopted Resolution 29-2024 to accept the proposal from Tectonic Engineering of Rocky Hill, Connecticut, to provide consulting and engineering design services for the project, and

WHEREAS the New York State Dept. of Transportation requires the Village and Tectonic to enter into a formal consultant agreement,

NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the Village Manager to execute the Consultant Agreement with Tectonic Engineering.

**Resolution #296-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE SLIPPEN, 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 franchise agreement between the Village of Croton-on-Hudson and Cablevision of Wappingers Falls, Inc. (dba Altice) is due to expire in December 2025, and

WHEREAS the Village retained the services of Cohen Law Group to negotiate the terms of a new franchise agreement, and

WHEREAS the new franchise agreement has been finalized and a public hearing is required to be held before it can be approved,

NOW THEREFORE BE IT RESOLVED that the Village of Croton-on-Hudson Board of Trustees hereby calls for a public hearing at 7:00 PM, on the 21st day of January, 2026, in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building, Village of Croton-on-Hudson, New York, for all interested persons to be heard in favor of or in opposition to the proposed renewal of the Cablevision of Wappingers Falls, Inc. franchise for a period of 10 years.

**Resolution #297-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE SLIPPEN, 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 operates a sewer pump station at Half Moon Bay, and

WHEREAS one of the pumps at the station recently malfunctioned and needed to be replaced, and

WHEREAS it is best practice to have a spare pump on hand should unexpected issues arise, and

WHEREAS the full cost of purchasing a spare pump was not included in the 2025-2026 Sewer Fund budget,

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 Sewer Fund budget:

**SEWER EXPENSES**

Increase		
G8120.4200	Sewer – Supplies	\$6,000
Decrease		
G1990.4000	Sewer - Contingency	\$6,000

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 Slippen and approved with a 4-0 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 Slippen and approved with a 4-0 vote.

*d. Departmental Quarterly Reports:*

Village Clerk:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/539ec33f96bbc628e11aae7afe36ac2a79eea3a3.pdf>

Justice Court:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/6b795c0ffb9e5909116c9343a211e796b391788.pdf>

DPW:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/8bfc7cbe2dc291658e1ee5432912e10ca346fa5a.pdf>

Engineering:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/92dc455c7c033210ad138afdb033dfd773a524ed.pdf>

Village Manager:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/fe3ce30ba399e3de5808f244d9a38ec0ef57acb3.pdf>

Parking:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/772cda3e5215eb6688cff61248882117f54b4785.pdf>

Police:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/83ce53e29c07ea5dd78c027408f5ff06eaf5071f.pdf>

Recreation:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/a000e879cb4063b3aa9b7f4b677c3ec7392a40f2.pdf>

Treasurer:

<https://play.champds.com/ATT/crotononhudsonny/2025-12/01145fc1101fb465d6d6acfd8647f545cc2ae8c5.pdf>

11. PROPOSED RESOLUTIONS:

**Resolution #298-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE NACHTALER, 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 is legally required to follow the federally mandated minimum wage for its employees which is currently set at \$7.25 per hour, and

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

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

WHEREAS the state minimum wage is scheduled to increase on January 1, 2026, to \$17 per hour for New York City and the counties of Nassau, Suffolk, and Westchester, and to \$16 per hour for the rest of the state, and

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

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

NOW THEREFORE BE IT RESOLVED that the Village Manager is authorized to implement a minimum wage of \$16 per hour as of January 1, 2026, for all seasonal part-time employees of the Village.

DISCUSSION:

Village Manager Healy advised that in the future these rates will be tied to the Rate of Inflation.

**Resolution #299-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE SLIPPEN, 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 flooding issues along Brook Street have existed for many years in the Village, and

WHEREAS in 2023, the Village Board of Trustees adopted Resolution 142-2023 to accept a proposal from D&B Engineers to conduct an updated drainage study along the Brook Street drainage basin, and

WHEREAS the study has been completed and a preferred alternate has been selected to improve drainage along Brook Street and Terrace Place, and

WHEREAS on October 8, 2025, the Village Board determined that the project was consistent with the Village's Local Waterfront Revitalization Program and issued a Negative Declaration under the State Environmental Quality Review Act, and

WHEREAS the Village has received funding for this project from Westchester County in the amount of \$701,000, and

WHEREAS an intermunicipal agreement has been drafted to memorialize this funding,

NOW THEREFORE BE IT RESOLVED that the Village Board hereby authorizes the Village Manager to execute the intermunicipal agreement with Westchester County for funding for the Brook Street Drainage Improvement Project in the amount of \$701,000.

**Resolution #300-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE NACHTALER, 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 been acting as the municipal sponsor for the Van Cortlandt Manor Entrance Project (P.I.N. 8760.11) to reconfigure the entrance, enhance site safety, and improve visitor experience at the National Historic Landmark, and

WHEREAS, the project has undergone a public bidding process with the assistance of the Village, which included an advertisement to bid on September 11, 2025; and

WHEREAS four bids were received on October 9, 2025, and

WHEREAS the bids received were reviewed and analyzed by the project engineer (Bergmann / Colliers), and it was determined that Remus Industries of Ossining, New York, provided the lowest responsive and complete bid, and

WHEREAS Historic Hudson Valley (HHV) has requested approval from the Village to move forward with Remus Industries for the base bid amount of \$1,707,521.40 and total bid including alternates of \$2,666,671.40, and

WHEREAS the approval of this contract is subject to the concurrence of the New York State Department of Transportation (DOT), and

WHEREAS upon DOT concurrence, the Village, as the Project Sponsor, will enter into a contract with Remus Industries,

NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees of the Village of Croton-on-Hudson hereby approves the award of the contract for the restoration of the Van Cortlandt Manor Entrance Project to Remus Industries, subject to the concurrence of the New York State DOT, and

BE IT FURTHER RESOLVED that the Village Manager is authorized to execute any necessary documents to enter into the contract with Remus Industries following DOT approval.

**DISCUSSION:**

Trustee Simon stated that when this project is completed it will be a great benefit to the Village with greater access to that facility.

**Resolution #301-2025**

On motion of TRUSTEE SIMON, seconded by TRUSTEE SLIPPEN, 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 issued an Invitation to Bid on October 30, 2025, for various trade labor services, and

WHEREAS, such a bid has been found to be necessary as the cost of labor increases and projects approach state bidding thresholds in General Municipal Law Section 103, and

WHEREAS eight bids were received at the time of the bid opening on November 13, 2025, and

WHEREAS a review of the bids found that not all bidders responded to all categories and subcategories, which made determining the low bidder(s) impossible, and

WHEREAS in consultation with the New York Conference of Mayors, it has been decided to reject the bids received and re-bid with clearer guidance to bidders,

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of the Village of Croton-on-Hudson hereby rejects the bids received on November 13, 2025, for trade labor services.

12. PUBLIC COMMENT – NON-AGENDA ITEMS:

Ed Riely, 110 Truesdale Drive, Croton on Hudson, expressed his sadness on the signing of the Assisted Suicide Bill, and his disappointment that there were no open public hearings that would have given the public an opportunity to comment.

13. REPORTS:

Trustee Slippen stated that we are still interviewing candidates for our various committees and recommended giving preference, when we have a lot of people who are applying, to village residents over school district residents, the Harmon Firehouse driveway looks amazing and thanked our DPW for all their contributions to making this happen, thanked DPW for a great job clearing our streets during this last snow storm. Trustee Slippen referred to a recent accident on Route 129 that closed that roadway and wished that communications were sent out to residents alerting them to the closure.

Village Manager Healy explained that Route 129 is a State-owned roadway and out of the Village's jurisdiction, and the State is not good at communicating these instances with the Village. Village Manager Healy stated that if we had known about the road closure we would have gotten the word out to the public but will discuss this with our emergency personnel to see if we can communicate better when these instances occur.

Trustee Nachtaler stated that she is excited to start attending committee meetings, she has already sat in on the Zoning Board of Appeals meeting as well as a Planning Board meeting. Trustee Nachtaler advised that she hopes to set up times to meet with members of the public who would like to connect with her to share their thoughts and ideas. Trustee Nachtaler congratulated the new officers of the Fire Department.

Trustee Simon thanked everyone for participating in our Tree and Menorah lightings on December 4<sup>th</sup>, thanked the Police Department and Croton Caring for sponsoring the annual Toy Drive on December 6<sup>th</sup>, on December 7<sup>th</sup> the Sustainability Committee met and talked about mini chargers at the train station, DPW solar canopy, and the food scrap recycling program, met with Mothers Out Front where they talked about a composting project, thanked Croton’s American Legion Fox Eklof Post 505 for putting together a moving Pearl Harbor Ceremony on December 7<sup>th</sup>, attended the Westchester Municipal Officials Association meeting where Captain Kyle Killner updated us on FEMA, pleased to advised that Croton was included as one of the top ten model Westchester Communities for housing, on December 12<sup>th</sup> and Dec 13<sup>th</sup> participated with the Rotary on the Salvation Army Bell Ringing, tomorrow evening Welcome Wagon will hold a cookie exchange and thanked DPW for getting us through our first snow storm.

Mayor Pugh stated that it is the Board’s intent to prioritize the discussion regarding appointments to various committees.

**Resolution Approving Mayoral Appointments**

On motion by Trustee Slippen and seconded by Trustee Simon, the Board approved the following Mayoral appointments with a 4-0 vote.

Steven Krisky	Planning Board	Held Over
Carly Shanks	Water Control Comm.	Term Ending December 2030
Jennifer Dela Rosa-Asghar	Visual Environment Board	Term Ending December 2028
Tatyana Polyak	Visual Environment Board	Term Ending December 2028
Sherry Horowitz	Conservation Adv. Council	Held Over
Eva Thaddeus	Conservation Adv. Council	Held Over
Rachel Bernstein	Conservation Adv. Council	Term Ending December 2027
Madalyn Bozinski	Conservation Adv. Council	Term Ending December 2027
Peter Sedlmair	Recreation Adv. Committee	Held Over
Emily Boglioli	Recreation Adv. Committee	Held Over
Debi Braddick	Recreation Adv. Committee	Term Ending December 2028
Sherry Horowitz	IDEA Committee	Held Over
Kyla Black	IDEA Committee	Term Ending December 2027
Amy Melman	IDEA Committee	Term Ending December 2028
William Begeny	IDEA Committee	Term Ending December 2028
Carolyn Whiting	Police Adv. Committee	Held Over
Ian Murtaugh	Police Adv. Committee	Term Ending December 2028

Steven Krisky	Waterfront Adv. Committee	Held Over
Stuart Greenbaum	Waterfront Adv. Committee	Term Ending December 2026
Len Simon	Waterfront Adv. Committee	Term Ending December 2026
Leo Wiegman	Waterfront Adv. Committee	Term Ending December 2026
Stacey Nachtaler	Waterfront Adv. Committee	Term Ending December 2026
Sherry Horowitz	Arts & Humanities Adv. Council	Held Over
Valerie Leis	Arts & Humanities Adv. Council	Term Ending December 2027
Orit Daly	Arts & Humanities Adv. Council	Term Ending December 2027
Anthony Lopez Carolyn Whiting James Turman	Arts & Humanities Adv. Council HEART Chair, Zoning Board of Appeals	Term Ending December 2027 Held Over Pending Completion of Required Training
Ethan Lewis	Zoning Board of Appeals	Term ending December 2027 Pending Completion of Required Training

Mayor Pugh congratulated Christine Wagner on completing her outstanding service on the Village's Zoning Board of Appeals for the past 11 years and noted that Ms. Wagner was awarded the "Distinguished Service Award for Community Planning" by the Westchester Municipal Planning Federation earlier this year.

Mayor Pugh, the Board of Trustees, Village Attorney Subin and Village Manager Healy wished everyone a Happy Chanukah, Merry Christmas and a Happy New Year.

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 Slippen and approved with a 4-0 vote. Meeting adjourned at 8:17pm.

Respectively submitted,

Judy Weintraub, Board Secretary

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Paula DiSanto, Village Clerk