

**From:** [Dennis Kooney](#)  
**To:** [Bryan Healy](#); [Frank Balbi](#)  
**Subject:** 2026 Annual Lease Reporting Documentation  
**Date:** Thursday, March 12, 2026 1:58:23 PM  
**Attachments:** [CYC Bylaws Amended January 22-2021.pdf](#)  
[CYC Winter Storage Form .pdf](#)  
[CYC Summer Intent To Boat Form.pdf](#)  
[2026 CYC Dues and Assessments.pdf](#)  
[2026 Calendar of Events Open to Village Residents.pdf](#)

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**\*\*\*CAUTION: External sender.\*\*\***

Please find below our annual lease reporting documentation for 2026. If you have any questions or require additional information please contact me at your earliest convenience.

Lease Item 3. The Club shall take good care of the Premises and shall be responsible for its maintenance and repair, including maintenance and repair of all alterations, additions, and improvements. The responsibility of taking good care of the Premises includes, but is not limited to, the removal of trash, weeds and abandoned or unkempt property including any and all water crafts and trailers. For the purpose of this agreement, the term "repair" shall not be construed as required replacement of fixed assets or facilities installed or provided by the Village unless mutually agreed upon. **All property improvement/repair projects proposed by the Club in excess of one thousand dollars (\$1 ,000) shall be submitted by the Club to the Village and shall be subject to approval by the Village, which approval shall not be unreasonably withheld.**

*Below are 2026 proposed property improvement/repair projects in excess of one thousand dollars:*

<i><u>Project</u></i>	<i><u>Amount Budgeted</u></i>
<i>1..Corrosion Control System</i>	<i>\$ 6,500</i>
<i>Project Description: Annual inspection and maintenance of the corrosion control system protecting the breakwater wall.</i>	
<i>2. Clubhouse Deck Railings &amp; Decking</i>	<i>\$10,000</i>
<i>Project Description: Complete decking and railing installation in second phase of deck replacement project.</i>	
<i>3. Electrical Upgrades to Deck</i>	<i>\$ 3,000</i>
<i>Project Description: Installing new ceiling fans and electrical upgrades</i>	

4. Culvert Cleanout

\$2,000

*Project Description: Contractor equipment and operator costs for culvert cleanout*

5. New Docks and Dock Repairs

\$14,000

*Project Description: Build new mains and fingers and repairs to existing mains and fingers*

6. Breakwater Wall Panel Repairs

\$11,000

*Project Description: Install tension plates on breakwater wall panels*

7. Upgrade Camera and Key Security Systems

\$3,000

*Project Description: Upgrade Camera an Key Security Systems*

8. Install Security Gates

\$3,000

*Project Description: Install Security gates to entrance of A Row Docks*

Lease Item 10. At the end or other expiration of the Lease, the Club shall deliver the Premises, including the improvements made thereto, in good order or condition, damages by the elements and reasonable wear and tear excepted. The value of all capital improvements made by the Club, approved by the Village and not previously compensated by the Village to the Club shall be negotiated. The value of said improvements shall be determined by the mutual agreement between the Village and the Club, but in the event that there shall not be any such agreement, then by the average of three appraisals by reputable real estate appraisers, one engaged by the Village, one engaged by the Club and one engaged mutually by the Village and the Club. The Village and the Club shall solely be responsible for payment of the appraiser selected by them and share the cost of the appraiser jointly selected by them. The Village will pay the Club the fair market value of improvements, less depreciation, as agreed or as determined by the average appraisal upon termination or expiration of the Lease. Any dispute of apportioned award shall be handled by an arbitrator as stipulated in paragraph 29. As consequence of the aforementioned, **the Club shall submit to the Village a yearly report of capital improvements that includes the estimated value of such capital improvement.**

*Below are property improvement/repair projects in excess of one thousand dollars expensed in 2025:*

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Project

Amount Expensed

1. Yard Improvements

\$5,630

*Project Description: Gravel was purchased and areas of the yard were regraded and general yard maintenance.*

2. Deck Replacement

\$44,405

*Project Description: Install footings, framing, roofing, decking, railings and electrical*

3. Corrosion Control System

\$11,559

*Project Description: Inspection and maintenance of breakwater wall cathodic protection system*

4. New Docks and Dock Repairs

\$10,014

*Project Description: Build new mains and fingers and repairs to existing mains and fingers*

Lease Item 11. The Club agrees that the Village or its agents and other representatives, shall have, in addition to such rights as it may have in its capacity as Village under the law, the right of entry into and upon the Premises or any part thereof at all reasonable hours, upon reasonable notice, for the purpose of examining same. Club also agrees to permit the Village the use of the facilities for Village functions, with reasonable notice, when such use does not interfere or conflict with the use of the Premises by the Club. **The Club further agrees to allow Village residents to rent the Clubhouse for private parties at a discounted rate. Availability and conditions are subject to the Club's rental guidelines.**

*See items 45 in attached file "CYC 2026 Dues and Assessments.pdf"*

Lease Item 21. The Club shall furnish to the Village a list of all present members of the Croton Yacht Club, of whatever category, within 1 month after the effective date of this Lease, together with their actual place of residence. **An updated list shall be furnished to the Village at least annually.**

*See attached file "CYC Membership List as of 02-01-2026 R2 .pdf"*

Lease Item 22. Regular members of the Club shall be actual residents or taxpayers of the Village of Croton-on-Hudson, except life members. Any current regular members of the Club, who live outside the Village but within the Croton Harmon School District upon the signing of this Lease, shall continue to be recognized as members of the Club. The Club shall be permitted to rent slips to non-regular members, a.k.a. associate members, for fees established by the Club in accordance with paragraphs 26 and 27. In an effort to provide more access to non-boaters, the Club shall undertake an internal feasibility and financial impact study in an effort to offer social memberships to Village Residents. The Club shall commence this study as of the effective date of this Lease, and shall report to the Village said findings within 12 months of such date. In the event that the findings of this study shall prove the offering of social memberships to be too great of a hardship to the Club, then an appointed committee shall meet with the Village in a good faith effort to determine an alternative. Furthermore, the Club will expand the number of annual events that opens the site to all Village residents. **A listing of Club-approved events shall be made available to the Village for publication after the Club's annual January meeting.**

*See attached file "2026 Calendar of Events Open to Village Residents .pdf"*

Lease Item 23. A certified copy of the Constitution and By-Laws of the Croton Yacht Club shall be filed with the Village Clerk. **The Club shall also file with the Village Clerk's office any updated or amended copies of the Constitution and By-Laws of the Croton Yacht Club.**

*The attached file "CYC Bylaws Amended January 22-2021.pdf"*

Lease item 26. In establishing charges for boat storage, the Club shall, insofar as practicable, set storage rates which are comparable to those of comparable facilities on the Hudson River. **The rates established by Club in accordance with its By-Laws and any changes thereto shall be subject to approval by the Village Manager for reasonableness and comparability with comparable facilities. Approval shall not be unreasonably withheld, and the Village Manager shall act within two weeks after submission of proposed rates and rate changes by Club.**

*See attached file "CYC 2026 Dues and Assessments.pdf"*

Lease Item 28. Club shall permit persons to store boats on the Premises only pursuant to written agreement between Club and the person or persons storing such boats. **The form of such agreement shall include provisions satisfactory to the Village Attorney, relieving the Village of any liability or responsibility for damages or injury to person or property in connection with storing or accessory operations or any other use of the Premises.**

*See item 11 in file "CYC Summer Intent to Boat Form.pdf"*

*See item 18 in file "CYC Winter Storage Form .pdf"*

Regards,

Dennis Kooney