

1 Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY,  
2 held on Wednesday, May 6, 2026, in the Georgianna Grant Meeting Room at the  
3 Stanley Kellerhouse Municipal Building, Van Wyck Street, Croton-on-Hudson, NY  
4 10520.

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

5  
6  
7  
8

1. Mayor Pugh called the regular meeting to order at 7:00pm and led everyone in the Pledge of Allegiance.

9 2. APPROVAL OF VOUCHERS

10 Trustee Simon made a motion to approve the following *Fiscal Year Vouchers*,  
11 *Claims numbered 26005668-26005861*. The Motion was seconded by Trustee  
12 Nicholson and approved with a 5-0 Vote.

General Fund	\$386,252.77
Water Fund	\$28,972.71
Sewer Fund	\$4,855.25
Capital Fund	\$283,132.81
Trust Fund	\$1,551.20

13  
14

3. PUBLIC HEARINGS

15 A motion to open a Public Hearing on the **Local Law Introductory No. 6 of**  
16 **2026 to amend Chapter 204, Taxation, of the Village Code to**  
17 **add/update various real property tax exemptions**, was made by Trustee  
18 Simon. Motion was seconded by Trustee Nicholson and approved with a 5-0  
19 vote.

20 Village Manager Healy explained that there were a number of new Legislative  
21 actions that were approved by the State Legislature that now allows the Village  
22 to extend certain tax exemptions to qualifying individuals, the two new  
23 exemptions that the Village is offering are for active duty military members  
24 and for surviving spouses of Police Officers killed in the line of duty, the Village  
25 also amended two existing exemptions for surviving spouses for volunteer fire  
26 fighters and ambulances workers who were killed in the line of duty and for  
27 senior citizens who meet certain income restrictions.

1 To view the exemptions in more detail you may click on the following:  
2 [https://play.champds.com/ATT/crotononhudsonny/2026-](https://play.champds.com/ATT/crotononhudsonny/2026-02/e84dd6d139615fe5e673646c6d601b1d2d84d01f.pdf)  
3 [02/e84dd6d139615fe5e673646c6d601b1d2d84d01f.pdf](https://play.champds.com/ATT/crotononhudsonny/2026-02/e84dd6d139615fe5e673646c6d601b1d2d84d01f.pdf)

4 There being no further comments to come before the Board, a motion to close  
5 the Public Hearing was made by Trustee Simon. Motion was seconded by  
6 Trustee Nicholson and approved with a 5-0 vote.

7 **Resolution #90-2026**

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

11 WHEREAS the New York State Legislature adopted a number of bills during 2025  
12 which established new real property tax exemptions, including for the surviving  
13 spouses of police officers killed in the line of duty and members of the Armed Forces  
14 currently serving in combat zones, and

15 WHEREAS the New York State Legislature also adopted bills which amended existing  
16 real property tax exemptions, including the senior citizen tax exemption and the  
17 volunteer firefighter/EMS worker tax exemption, and

18 WHEREAS these new exemptions and updates to existing exemptions were discussed  
19 at a work session held on February 11, 2026, and

20 WHEREAS Local Law Introductory No. 6 of 2026 has been drafted for such purposes,  
21 and

22 WHEREAS a public hearing on Local Law Introductory No. 6 of 2026 was opened and  
23 closed on May 6, 2026, and

24 WHEREAS the Village Board has determined that the adoption of Local Law  
25 Introductory No. 6 of 2026 to be a Type II action under the State Environmental  
26 Quality Review Act, requiring no environmental review,

27 NOW THEREFORE BE IT RESOLVED the Village Board of Trustees hereby adopts Local  
28 Law Introductory No. 6 of 2026 to amend Chapter 204, Taxation, of the Village Code  
29 to add/update various real property tax exemptions, which upon adoption becomes  
30 Local Law No. 6 of 2026.

31 4. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL: None

1           5. PUBLIC COMMENTS ON AGENDA ITEMS:

2           John Corwin, 68 Young Avenue, Croton on Hudson, suggested that the Village  
3           extend "DPW Week" to two weeks and also include National Dam Safety  
4           Awareness Day.

5           Margaret Conner, 36 Grand Street, Croton on Hudson, asked if the Village  
6           would be responding to letters regarding the Dog Park.

7           Village Manager Healy stated that he received an email that asked him to  
8           reconsider his decision regarding the hours of the Dog Park and advised that  
9           he has responded.

10          Mayor Pugh explained that this is not an agenda item and that it can be  
11          addressed under Public Comment on Non-Agenda Items.

12          6. REPORT FROM THE VILLAGE MANAGER:

13          Village Manager Healy advised that the developer of LOT A has provisionally  
14          secured the "Affordable Home Ownership Program" (AHOP) Funding, the  
15          Village, developer, Metro North Railroad and the New York State Department  
16          of Transportation have all collaborated to finalize the site development plans  
17          with respect to storm water drainage on the site and we anticipate to be able  
18          to close on the property over the summer, Con-Edison continues their work  
19          along Old Post Road North as part of their gas main replacement project, they  
20          are also starting repairs of the underground electric system on Amber Drive,  
21          we received an update from Westchester County regarding the Quaker Bridge  
22          project advising that the Memorandum of Agreement with the U.S. Army  
23          Corps of Engineers is progressing and the permit for the work will follow once  
24          the agreement is finalized, we anticipate the Special Use Permit for the mixed  
25          use building at 325 South Riverside will be coming back to the Planning Board  
26          at the end of May, Con-Edison continues to review the "as-built" design  
27          drawings for the train station solar project, a detailed design for the Half Moon  
28          Bay Bridge has been submitted to the Department of Transportation for their  
29          review, as well as utility agreements to both Verizon and Con-Edison and the  
30          draft Railroad Agreement has been sent to Metro North for their review, we  
31          continue to look at the issues that were raised regarding Kaplan's Pond and  
32          we will respond once we are able to do so.

33          7. CONSENT AGENDA:

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

3 The Board congratulated Planning Board Chair Robert Luntz on being  
4 recognized by the Westchester Municipal Planning Federation and thanked Eva  
5 Thaddeus for her work on the Planning Board.

6 *a. CORRESPONDENCE TO THE BOARD:*

7 1. Letters from the Westchester Municipal Planning Federation announcing  
8 a 2025 Planning Commendation for the South Riverside Rezoning  
9 Project and a Citizen Planner Award for Planning Board Chairman Robert  
10 Luntz.

11 2. Letter of Resignation from Eva Thaddeus, Planning Board member,  
12 effective May 13, 2026.

13 3. Announcement from the New York Power Authority and Canal  
14 Corporation regarding the 2026 Supplier Diversity Expo on May 14,  
15 2026, at Sleepy Hollow Hotel.

16 4. Announcement from Senator Kirsten Gillibrand on the 2026 Service  
17 Academy Information Night on May 28, 2026, at Pace University.

18 5. Notice from the Westchester Rent Guidelines Board on upcoming public  
19 hearings and meetings.

20 *b. RESOLUTIONS:*

21 **Resolution #91-2026**

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

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

- 27
- 28 1. *Accepting with regret the resignation of Eva Thaddeus from the Village*  
29 *Planning Board effective May 13, 2026.*
  - 30 2. *Filing the following items for the record: letters from the Westchester*  
31 *Municipal Planning Federation, announcement from the New York Power*  
32 *Authority and Canal Corporation on the 2026 Supplier Diversity Expo,*  
33 *announcement from Senator Kirsten Gillibrand on the 2026 Service*

1                    *Academy Information Night and notice from the Westchester Rent*  
2                    *Guidelines Board.*  
3

4                    **Resolution #92-2026**

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

8                    WHEREAS Westchester County has provided the Village with an Inter-Municipal  
9                    Agreement to partially fund youth employment for 2026; and

10                  WHEREAS the county has provided funding for youth program staffing in previous  
11                  years; and

12                  WHEREAS the total funding of \$5,000 will be used to support youth employment at  
13                  the Village's summer camp programs,

14                  NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized to  
15                  execute the Inter-Municipal Agreement with Westchester County.

16                  **Resolution #93-2026**

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

20                  WHEREAS the Department of Public Works has recently completed the replacement  
21                  of the boiler at Washington Engine Firehouse; and

22                  WHEREAS the new boiler does not use heating oil, which allowed for the removal of  
23                  the oil tank on the property; and

24                  WHEREAS the oil tank was found to be leaking when it was being removed, which  
25                  requires certain remediation efforts to be undertaken; and

26                  WHEREAS the cost of this work was not budgeted in the 2025-2026 General Fund  
27                  budget,

28                  NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby  
29                  authorizes the Village Treasurer to make the following budget transfers:

30                  GENERAL EXPENSES

1	Increase		
2		A3410.4600	Fire – Buildings & Grounds
3	Decrease		
4		A1990.4000	Contingency - Contractual

5 **Resolution #94-2026**

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

9 WHEREAS there are more than 750,000 law enforcement officers serving in  
10 communities throughout the United States, including the dedicated members of the  
11 Croton-on-Hudson Police Department; and

12 WHEREAS since the first recorded death in 1786, more than 24,000 law enforcement  
13 officers in the United States have made the ultimate sacrifice and been killed in the  
14 line of duty; and

15 WHEREAS the names of these dedicated public servants are engraved on the walls of  
16 the National Law Enforcement Officers Memorial in Washington, DC; and

17 WHEREAS this year, 363 new names will be added to the memorial, including 109  
18 officers who were killed in the last 12 months and 254 officers killed in previous  
19 years; and

20 WHEREAS the Village of Croton-on-Hudson will be recognizing the members of our  
21 Police Department at a service being held on May 9, 2026, at the Stanley H.  
22 Kellerhouse Municipal Building,

23 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby declares  
24 May 10 through May 16 as National Police Week in the Village of Croton-on-Hudson  
25 and publicly salutes the service of law enforcement officers in our community and  
26 throughout the nation; and

27 BE IT FURTHER RESOLVED: that the flag of the United States of America at the  
28 Stanley H. Kellerhouse Municipal Building shall be flown at half-staff on May 15, 2026,  
29 in observance of Peace Officers Memorial Day.

30 **Resolution #95-2026**

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

1 WHEREAS public works professionals focus on infrastructure, facilities and services  
2 that are of vital importance to sustainable and resilient communities and to the public  
3 health, high quality of life and well-being of the residents of Croton-on-Hudson; and

4 WHEREAS in the Village of Croton-on-Hudson, the Department of Public Works (DPW)  
5 is responsible for municipal building maintenance, highway maintenance, parks  
6 maintenance, repairing of village vehicles, sanitation and recycling, and the public  
7 water supply; and

8 WHEREAS without the dedicated public works professionals in the DPW, these  
9 services could not be provided; and

10 WHEREAS it is in the public interest of the residents and civic leaders in Croton-on-  
11 Hudson to develop and maintain an understanding of the importance of public works  
12 in our community; and

13 WHEREAS the year 2026 marks the 66th annual observance of National Public Works  
14 Week in the United States,

15 NOW THEREFORE BE IT RESOLVED that the Village Board of Trustees hereby declares  
16 May 17 through May 23 as National Public Works Week in the Village of Croton-on-  
17 Hudson and urges all citizens to pay tribute to our public works employees and to  
18 recognize the substantial contributions they make to protecting our health, safety  
19 and quality of life.

20 c. Approval of Minutes

21 Motion to approve the minutes of the Regular Meeting held on April 8,  
22 2026, was made by Trustee Simon. The motion was seconded by  
23 Trustee Nachtaler and approved with a 5-0 vote.

24 Motion to approve the minutes of the Executive Session held on April  
25 15, 2026, was made by Trustee Simon. The motion was seconded by  
26 Trustee Nachtaler and approved with a 5-0 vote.

27 Motion to approve the minutes of the Executive Session held on April  
28 16, 2026, was made by Trustee Simon. The motion was seconded by  
29 Trustee Nachtaler and approved with a 5-0 vote.

30 8. PROPOSED RESOLUTIONS:

31 9. **Resolution #96-2026**

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

4 WHEREAS the Village issued an Invitation to Bid on February 19, 2026, for the federal  
5 aid project known as Paving in Downtown Croton (PIN 8763.03), and

6 WHEREAS the project involves the paving of Cleveland Drive from Gotwald Circle to  
7 Gerstein Street, as well as the paving of portions of Old Post Road South, Wood Road,  
8 and Gerstein Street, and

9 WHEREAS seven bids were submitted by the deadline of March 20, 2026; and

10 WHEREAS the lowest responsible bid received was from ELQ Industries of New  
11 Rochelle, New York, in the amount of \$702,461.48, and

12 WHEREAS Frank Balbi, Superintendent of Public Works, has recommended moving  
13 forward with the low bidder, and

14 WHEREAS the New York State Department of Transportation has reviewed the bid  
15 documents and concurred with the recommendation,

16 NOW THEREFORE BE IT RESOLVED that the Village Manager is hereby authorized to  
17 award Bid No. 1-2026 to ELQ Industries of New Rochelle, New York, in the amount  
18 of \$702,461.48, and

19 BE FURTHER RESOLVED that the Village Manager is authorized to execute any and  
20 all necessary documents to enter into the contract with ELQ Industries.

21 DISCUSSION:

22 Trustee Simon stated that this is a great project and encouraged everyone to  
23 review the back-up materials.

24 Village Manager Healy explained that the Village received Federal funds in  
25 2009 to raise the train station parking lot, but because the Village did not  
26 want to wait for that funding to come through, the Village decided to  
27 undertake the project on their own, the Federal funding that was issued on  
28 2009 was frozen, but the Department of Transportation reached out to the  
29 Village asking the Village to submit a request to repurpose those funds and  
30 the Village decided to use those funds for resurfacing projects and thanked  
31 Superintendent Frank Balbi for all his hard work in securing these funds.

1            10.PUBLIC COMMENT - NON-AGENDA ITEMS:

2            Judy Lewis, 49 Sunset Drive, Croton on Hudson, requested an extension for  
3            the Dog Park hours from 4:00pm to 6:00pm on weekends and read a letter  
4            from Judy Reyer in support of this, having the dog park available to more  
5            residents would be helpful and while she understands that the neighbors are  
6            sensitive to noise, she believes that the dog owners try to limit their dogs  
7            from barking.

8            Margarete Conner, 36 Grand Street, Croton on Hudson, stated that she  
9            believes that the Dog Park should be open from dawn to dusk, schedules are  
10           changing and asked that the Dog Park be treated like our other parks.

11           John Corwin, 68 Young Avenue, Croton on Hudson, suggested that the Dog  
12           Park have summer and winter hours. Mr. Corwin stated that he is concerned  
13           about the dam at Kaplan's Pond and asked that a meeting be scheduled to  
14           discuss the 2004 renovation. Mr. Corwin stated that Kaplan's Pond has  
15           become a major storm retention center and has become a Class C Dam and  
16           the Town of Cortlandt should be responsible for taking care of it. Mr. Corwin  
17           read a letter he submitted to the Board which can be heard by logging onto  
18           the following:

19           <https://play.champds.com/crotononhudsonny/event/1154> (00.27.42)

20           Steve Krisky, 49 Sunset Drive, Croton on Hudson, stated that considering the  
21           wonderful repaving of Cleveland Drive, he hopes the Village will include  
22           sidewalks from Gerstein Street to Loconto Street.

23           11.REPORTS:

24           Trustee Slippen stated that during the Dog Park discussions she believes it  
25           was determined that it is the Manager's decision to set the hours of the Parks,  
26           thanked Mr. Corwin for all the research he has done on several bodies of water  
27           within the Village and looks forward to continuing discussions regarding  
28           Kaplan's Pond, the raising of the Police Flag will be held this weekend, next  
29           weekend the Peace Pole dedication will be held, thanked everyone who  
30           participated in the Earth Day events, the Library held their annual book and  
31           bake sale, the leaf blower topic will be reviewed by the Conservation Advisory  
32           Council, expressed her concerns about bike and pedestrian safety and the  
33           ease of which electric bike riders will have on the Senasqua pathway and  
34           emphasized that we need to have a lot of outreach to make everyone aware

1 of the changes in the use along the pathway, happy to see that New York  
2 State Tourism has included the Dam in its promotions and encouraged the  
3 Village to collaborate with the Town of Cortlandt and County on traffic safety  
4 along Route 129.

5 Trustee Nachtaler thanked Mr. Corwin for addressing the issues at Kaplan's  
6 Pond, looking forward to Police Week and the flag raising, thanked everyone  
7 for participating in Earth Day and announced that Croton resident Bob  
8 Anderson will be celebrating his 80<sup>th</sup> birthday,

9 Trustee Nicholson thanked everyone for putting together a wonderful Earth  
10 Day celebration, spoke with "Clean Croton" who asked that our existing Gas  
11 Leaf Blower ban be better communicated to residents and local landscapers,  
12 thanked the friends of Croton Parks for their contributions to our parks,  
13 thanked Mr. Corwin for addressing the issues of Kaplan's Pond, and attended  
14 the annual meeting of the Library.

15 Trustee Simon advised that on April 24<sup>th</sup> he met with representatives in  
16 Rockland County to talk about our Maple Commons project, April 26<sup>th</sup> the  
17 Sustainability Committee met and discussed EV chargers at the train station,  
18 and the food scrap recycling program, April 27<sup>th</sup> he attended an "Open Space  
19 Institute" event at Croton Landing where they talked about their involvement  
20 in the creation of Croton Landing, April 28<sup>th</sup> the Fire Council met where we  
21 briefed them on our budget, thanked Cheryl Wong for putting together our  
22 new textile recycling program, Project Mover is planning on holding another  
23 training session and they plan on using some of their funding for bike safety  
24 signage and infrastructure, on May 3<sup>rd</sup> the 3<sup>rd</sup> annual Comic-Con was held and  
25 thanked the 3<sup>rd</sup> Universe for putting this together, the Rotary's DPW event will  
26 be held on May 20<sup>th</sup>, and attended a mixer earlier this evening with the  
27 Association of Businesses in Croton.

28 The Mayor and Board of Trustees thanked Eva Thaddeus for her service on  
29 the Planning Board, and congratulated Planning Board Chair Robert Luntz for  
30 being awarded the Citizen Planner Award from the Westchester Planning  
31 Federation.

32 Mayor Pugh advised that on May 17<sup>th</sup> a celebration of Lorraine Hansberry's  
33 Birthday will take place at 2pm at Bethel Chapel.

34 RESOLUTION:

1 On motion by Trustee Simon and seconded by Trustee Nicholson the Board of  
2 Trustees approved the following appointments. Motion was approved with a  
3 5-0 vote.

Seyed Hosseini	Planning Board	Term expires December 2026
Genette Toone	Village Treasurer	2 Year Term
Rachel Sibrizzi	Deputy Village Treasurer	1 Year Term

4

5 Seyed Hosseini

6 There being no further business to come before the Board, a motion to close  
7 the meeting was made by Trustee Simon. Motion was seconded by Trustee  
8 Nicholson and approved with a 5-0. Meeting adjourned at 8:13pm.

9 Respectively submitted,

10 Judy Weintraub, Board Secretary

11 \_\_\_\_\_  
12 Paula DiSanto, Village Clerk