



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

To: Village Board of Trustees
From: Bryan Healy, Village Manager
Date: August 13, 2026
Re: Local Law Introductory No. 11 of 2026

Mayor
Brian Pugh

Trustees
Stacey Nachtaler
Nora Moriarty Nicholson
Len Simon
Maria F. Slippen

Village Manager
Bryan T. Healy

Village Treasurer
Genette Toone

Village Clerk
Pauline DiSanto

Village Engineer
Vincent Salanitro, P.E.

As discussed at the work session on July 22, 2026, I am recommending that Chapter 204 of the Village Code be amended to reflect the new statutory income limits for the senior citizen rental income exemption (SCRIE) and disabled person rental income exemption (DRIE) program.

SCRIE/DRIE provides certain residents who are renters in buildings covered by the Emergency Tenant Protection Act (ETPA) the ability to seek an exemption from rent increases if their incomes are under a certain threshold. If New York State Homes and Community Renewal (NYSHCR) approves the application, the Village provides a tax abatement equal to the amount of the rent increase to the property owner. For many years, that limit has been \$50,000; state law has recently been amended to increase the income limit to \$75,000.

Chapter 204-30(B) of the Village Code provides for the automatic adjustment of the limits based on action by the State Legislature; however, it is best to update the Village Code to list the current amounts to provide correct information to residents using it as a resource.

Please let me know if you have any questions.