Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, October 21, 2026, 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 Nachtaler
Village Attorney Lori Lee Dickson	Trustee Berger (via zoom)
Village Treasurer Genette Toone	

The following Trustees were absent:

Trustee Slippen

1. Mayor Pugh called the meeting to order at 7:15pm and led everyone in the Pledge of Allegiance.

2. *APPROVAL OF VOUCHERS*

Trustee Simon made a motion to approve the following *Fiscal Year* Vouchers, dated October 21, 2026, *Claims numbered 27002163-27002162. The* Motion was seconded by Trustee Nachtaler and approved with a 4-0 Vote.

General Fund	$501,480.41
Water Fund	$81,104.19
Sewer Fund	$4,605.07
Capital Fund	$426,391.89
Trust Fund	$9,301.42

3. *PUBLIC HEARINGS*:

Public Hearing #1

Motion to open the Public Hearing on **Local Law Introductory No. 7 of 2026 to amend Chapter 230, Zoning, of the Village Code to update the language regarding commercial and noncommercial signage** was made by Trustee Simon. The motion was seconded by Trustee Nachtaler and approved with a 4-0 vote.

Village Manager Healy advised that during the review we took into account public feedback, recent court decisions that dealt with First Amendment and Freedom of Speech rights and we believe we have come up with a law that best regulates commercial signage, the law that you have before you tonight has been reviewed by the Westchester County Planning Department, the

Village's Planning Board and the Waterfront Advisory Committee, they have all given their comments which have been taken into consideration in this draft.

WAC MEMO
https://play.champds.com/ATT/crotononhudsonny/2026-05/648d58e21b9ea8c8154a7e80db5e96b2711b087d.pdf

PLANNING BOARD MEMO
https://play.champds.com/ATT/crotononhudsonny/2026-05/a2562df6c2dcb825cc6caedd661550fd324ff493.pdf

VEB MEMO
https://play.champds.com/ATT/crotononhudsonny/2026-05/79bf59e53aa69a5e535ae3a14904ac690db93444.pdf

COMMENTS:

Roseann Schuyler, 321 S Riverside Ave. Croton, Hudson, asked: (1) if the 8 feet in height restriction for non-commercial and exempt signs is 8 feet from grade, how would that be measured if the grade underneath the sign in question is not stated in the code, (2) it indicates that flagpoles will require a property owner to obtain a building permit, will existing flagpoles require a variance, given that they would be pre-existing and after the adoption of this law, non-conforming, (3) there is also regulations related to attachment of signs to trees, signs may not be nailed, screwed or affixed directly to a tree, how will the Village be enforcing this regulation? or will those in some way escape code enforcement; (4) there was also discussion about the application process for obtaining a non-conforming sign permit after the adoption of the law, the discussion indicated that a variance from the Zoning Board for any pre-existing non-conforming sign is also an option, is that an option?, is there any time limit regarding obtaining a variance for a pre-existing non-conforming sign?.

Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that he objects to a Trustee being able to vote who is attending the meeting remotely, believes that the biggest sign polluter in Croton is the Village and the State of New York, there are signs blocking signs and suggested that the Village invite the Advisory Board on the Visual Environment to check every street in Croton and see what signs could be done away with or what signs could be made seasonal.

Village Attorney Dickson stated that the Open Meetings Law permits under extraordinary circumstances a remote location that has been included in the notice of meeting in the event that a Trustee has a valid extraordinary circumstance which has been deemed that Trustee Berger has, his appearance does not count toward a quorum. Trustee Burger's appearance and participating remotely is in accordance with the Law Open Meetings Law.

Trustee Nachtaler stated that she understands we are looking to expedite the process during a site plan application by not having the Planning Board refer the sign application to the Advisory Board on the Visual Environment, but having just been to the Planning Board meeting on October 13th, where the Planning Board referred the "Mindset" cannabis sign to the Advisory Board on the Visual Environment, and where they gave a thoughtful recommendation, she asked that we reconsider putting the Advisory Board on the Visual Environment back in the mix, the other issue is signs with illumination and if we are ever going to discuss dark skies we need to understand what illumination is, there are different understandings behind it and we should put some parameters behind what we as a Board would be comfortable with.

Trustee Simon directed everyone to page five of the current draft, and under C, "application process," it is pretty clear, that for signs in connection with a site plan or change of use application, the Planning Board has the approval authority, but for signs without a site plan or when the Planning Board has no involvement, the Advisory Board on the Visual Environment would have the jurisdiction over that recommendation.

Village Manager Healy stated that the Advisory Board on the Visual Environment under the existing law is given the ability to submit comments on its own initiative, so even if something is not referred to them, they always have the opportunity to send their comments to whichever Board they choose, there is a mechanism in place to make sure the Advisory Board on the Visual Environment receives notice of an application so that they can exercise those rights.

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 Nachtaler and approved with a 4-0 vote.

Village Attorney Dickson stated that she believe answers to the questions and requests for clarification on some of the items that we heard tonight would not necessarily rise to the level of a substantive change, however, a change

in procedure that was suggested would be a substantive change, so moving forward on the Reviews is up to the Board.

SEQRA Part II and LWRP Consistency Review for Local Law Introductory No. 7 of 2026 to amend Chapter 230, Zoning, of the Village Code to update the language regarding commercial and noncommercial signage.

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning Regulations?	√	
2. Will the proposed action result in a change in the use or intensity of use of land?	√	
3. Will the proposed action impair the character or quality of the existing community?	√	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	√	
5. 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? .	√	
6. 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?	√	
7. Will the proposed action impact existing: a. public / private water supplies?	√	
b. public / private wastewater treatment utilities?	√	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	√	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	√	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	√	
11. Will the proposed action create a hazard to environmental resources or human health?	√	

LWRP Consistency Review

Policy	DEVELOPMENT POLICIES	Applicable Yes/No	Consistent Yes/No	Applicable Yes/No	Consistent Yes/No
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			
	FISH & WILDLIFE POLICIES				
7	Significant coastal fish and wildlife habitats will be protected, preserved, and, where practical,	No			

	restored so as to maintain their viability as habitats.				
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 wastes and other pollutants which bio-accumulate in the food chain, or which cause significant sub-lethal or lethal effect 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 wildlife habitats are located, as well as the protection of such resources.	No			
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			
	FLOODING & EROSION POLICIES				
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	No			

	undertaken in a manner which will not cause an increase in erosion of such land.				
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 long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.	No			
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			
	PUBLIC ACCESS POLICIES				
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 connection 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	No			

	undertaken in a 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			
	HISTORIC AND SCENIC QUALITY POLICIES				
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			
	ENERGY AND ICE MANAGEMENT POLICIES				
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 commerce, and the ecological functions of habitats important to New York.	No			
	WATER AND AIR RESOURCES POLICIES				
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	No			

	materials have been tested by the State for conformance with water quality standards.				
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 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.	No			
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 wastes, particularly hazardous wastes, 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			
	WETLAND POLICY				
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			
	LWRP SECTION IV PROPOSED LAND USES AND PROJECTS				
	CROTON RIVER BASIN PROJECTS				
1.	ENSURE MAINTENANCE OF NEW CROTON DAM CONSERVATION FLOW Maintaining natural river flows below water supply reservoirs is inherently complicated and requires a difficult balance between human demands and sustainable flows to conserve a river's ecological health	No	No	No	No
2.	ADDRESS DRAINAGE SYSTEMS THAT LEAD TO EROSION ON STEEP SLOPES The objective of this project is to promote activities that will control soil erosion and sedimentation caused by stormwater runoff. These issues are	No			

	most significant along the steep banks of the Croton River Gorge				
3.	FACILITATE UPGRADES TO CATCH BASINS AND OUTFALLS TO ADDRESS FLOATABLES IN CROTON BAY The intent of this project is to control stormwater runoff discharges and other pollutants from entering Croton Bay. Protecting the ecological health of Croton Bay and River is a priority for the Village.	No			
4.	FACILITATE UPGRADES TO CROTON-HARMON PARKING LOT TO ADDRESS FLOATABLES IN CROTON BAY The parking facility is currently overwhelmed by asphalt paving with rows of cars. There is minimal landscaping or greenery, and in certain areas, parking directly abuts wetland areas in Croton Bay. The Village should consider implementing green infrastructure within the parking lot in order to capture runoff onsite and reduce sewer overflows.	No	No	No	No
5.	IMPROVE ECHO CANOE LAUNCH AND VILLAGE-OWNED LAND AT THE SOUTHERN END OF THE TRAIN STATION PARKING LOT This project supports the continued improvement of this recreational area to enhance public access to the Croton River and Bay and the Hudson River	No	No	No	No
6.	RELOCATE VILLAGE DPW FACILITY, SALT SHED AND MATERIAL STORAGE AREA The DPW operates a salt storage shed at the southern end of the Croton-Harmon parking lot. There is also an uncovered storage area near the salt shed for rocks and other construction materials which can leach directly into Croton Bay from the facility.	No	No	No	No
	HUDSON RIVERFRONT PROJECTS				
7.	FACILITATE ACCESS TO THE HUDSON RIVER WATERFRONT A recurring comment from public input during this LWRP process and prior plans was the need to improve access to the Hudson River waterfront for vehicles, pedestrians, and bicyclists. Although there have been some improvements such as the Brook Street pedestrian bridge, in general, access	No			

	to the waterfront is limited, and difficult in some locations.				
8.	FACILITATE CROTON YACHT CLUB/CROTON LANDING IMPROVEMENTS The concept of a waterfront restaurant, or another use at the southern end of Croton Landing Park, adjacent to the Croton Yacht Club, has been discussed by the Village for years. Parking is also an issue as there is already insufficient on-site parking at Croton Landing Park to satisfy demand during busy hours.	No			
9.	IMPLEMENT SEGMENT OF RIVERWALK TRAIL FROM CROTON LANDING PARK TO OSCAWANA COUNTY PARK According to the Hudson River Trailway Plan (2003), Westchester County has proposed a 1-mile trail along the Hudson River that would connect Croton Landing Park with Oscawana County Park in Cortlandt. This trail would fill a gap between the River Walk trails at these two parks.	No	No	No	No
	VILLAGE -WIDE PROJECTS				
10.	UNDERTAKE MANAGEMENT AND CAPITAL IMPROVEMENT PLAN FOR VILLAGE PARKS, TRAILS, OPEN SPACES AND MEMORIALS This project supports the creation of a Parks Maintenance and Capital Improvement Plan to address ongoing care and protection of existing parks, open spaces, and trails. The goal would be to provide an action plan for regular maintenance and target capital improvements when needed.	No	No	No	No
11.	DEVELOP PLAN FOR FUTURE USE OF GOUVEIA PARK The purpose of this project is for the Village to create a conceptual plan that will examine how to best utilize the Gouveia Park, a 15.63-acre site acquired by the Village.	No			

Public Hearing #2

Motion to open the Public Hearing **on Local Law Introductory No. 13 of 2026 to amend various provisions of Chapter 230, Zoning, of the Village Code to provide clarification in the review of site development plans** was made by Trustee Simon. The motion was seconded by Trustee Nachtaler and approved with a 4-0 vote.

Village Attorney Dickson stated that she worked collaboratively with the Village's Planning Consultant, the changes here are necessitated by the unexpected change in the SEQRA Law that identified exemptions from the SEQRA review, in light of those exemptions, which are significant, we advised the Board to consider permitting the Village's jurisdictional approving Boards to the same level of information that would necessarily flow from a Long Form EAF, in many cases the Boards receive additional information as a result of the SEQRA process, but because these exemptions have been adopted, which have potential ramifications in terms of skirting the environmental review we wanted to be sure that the Boards had the ability to ask for information which they would otherwise get just as a matter of procedure under SEQRA, this is expanding the ability of your Boards to ask for the same information that answer the questions on a traditional Environmental Assessment Form, and we are suggesting developing an expansion of the criteria that would be included in an application.

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.

SEQRA Part II and LWRP Consistency Review for Local Law Introductory No. 13 of 2026 to amend various provisions of Chapter 230, Zoning, of the Village Code to provide clarification in the review of site development plans.

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning Regulations?	√	
2. Will the proposed action result in a change in the use or intensity of use of land?	√	
3. Will the proposed action impair the character or quality of the existing community?	√	

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	√	
5. 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? .	√	
6. 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?	√	
7. Will the proposed action impact existing: a. public / private water supplies?	√	
b. public / private wastewater treatment utilities?	√	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	√	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	√	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	√	
11. Will the proposed action create a hazard to environmental resources or human health?	√	

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2 LWRP Consistency Review

Policy	DEVELOPMENT POLICIES	Applicable Yes/No	Consistent Yes/No	Applicable Yes/No	Consistent Yes/No
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	No			

	uses and do not result in displacement of such uses.				
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.	Yes	Yes	Yes	Yes
6	Expedite permit procedures in order to facilitate the siting of development activities at suitable locations	Yes	Yes	Yes	Yes
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			
	FISH & WILDLIFE POLICIES				
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	No			

	available technology is used to prevent adverse impacts to the habitat.				
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
7G	Construction activity of any kind must not cause significant degradation of water quality or impact identified significant fish and wildlife habitats.	Yes	Yes	Yes	Yes
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).	Yes	Yes	Yes	Yes
8	Protect fish and wildlife resources in the coastal area from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain, or which cause significant sub-lethal or lethal effect 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 wildlife habitats are located, as well as the protection of such resources.	No			
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	No			

	and expanding aquaculture facilities.				
	FLOODING & EROSION POLICIES				
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
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 long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.	No			
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	Yes	Yes	Yes	Yes
	PUBLIC ACCESS POLICIES				
19	Protect, maintain, and increase the level and	Yes	Yes	Yes	Yes

	types of access to public water-related recreation resources and facilities				
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 connection to the Hudson River or Croton River and Bay.	Yes	Yes	Yes	Yes
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 manner compatible with existing water-dependent uses.	No			
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			
	HISTORIC AND SCENIC QUALITY POLICIES				
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
25A	Establish and protect identified public viewsheds of the Hudson River, including but not limited to	Yes	Yes	Yes	Yes

	the public views of the Hudson River from the western shoreline of the Village, and of the Croton River and Gorge.				
	ENERGY AND ICE MANAGEMENT POLICIES	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.	Yes	Yes	Yes	Yes
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 commerce, and the ecological functions of habitats important to New York.	No			
	WATER AND AIR RESOURCES POLICIES				
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
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	No			

	habitats, recreational areas and water supply areas..				
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 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.	No			
37	Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
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.	Yes	Yes	Yes	Yes
39	The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, 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.	Yes	Yes	Yes	Yes
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			
	WETLAND POLICY				
44	Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these	Yes	Yes	Yes	Yes

	areas.				
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.	Yes	Yes	Yes	Yes
	LWRP SECTION IV PROPOSED LAND USES AND PROJECTS				
	CROTON RIVER BASIN PROJECTS				
1.	ENSURE MAINTENANCE OF NEW CROTON DAM CONSERVATION FLOW Maintaining natural river flows below water supply reservoirs is inherently complicated and requires a difficult balance between human demands and sustainable flows to conserve a river's ecological health	No	No	No	No
2.	ADDRESS DRAINAGE SYSTEMS THAT LEAD TO EROSION ON STEEP SLOPES The objective of this project is to promote activities that will control soil erosion and sedimentation caused by stormwater runoff. These issues are most significant along the steep banks of the Croton River Gorge	Yes	Yes	Yes	Yes
3.	FACILITATE UPGRADES TO CATCH BASINS AND OUTFALLS TO ADDRESS FLOATABLES IN CROTON BAY The intent of this project is to control stormwater runoff discharges and other pollutants from entering Croton Bay. Protecting the ecological health of Croton Bay and River is a priority for the Village.	Yes	Yes	Yes	Yes
4.	FACILITATE UPGRADES TO CROTON-HARMON PARKING LOT TO ADDRESS FLOATABLES IN CROTON BAY The parking facility is currently overwhelmed by asphalt paving with rows of cars. There is minimal landscaping or greenery, and in certain areas, parking directly abuts wetland areas in Croton Bay. The Village should consider implementing green infrastructure within the parking lot in order to capture runoff onsite and reduce sewer overflows.	No	No	No	No

5.	IMPROVE ECHO CANOE LAUNCH AND VILLAGE-OWNED LAND AT THE SOUTHERN END OF THE TRAIN STATION PARKING LOT This project supports the continued improvement of this recreational area to enhance public access to the Croton River and Bay and the Hudson River	No	No	No	No
6.	RELOCATE VILLAGE DPW FACILITY, SALT SHED AND MATERIAL STORAGE AREA The DPW operates a salt storage shed at the southern end of the Croton-Harmon parking lot. There is also an uncovered storage area near the salt shed for rocks and other construction materials which can leach directly into Croton Bay from the facility.	No	No	No	No
	HUDSON RIVERFRONT PROJECTS				
7.	FACILITATE ACCESS TO THE HUDSON RIVER WATERFRONT A recurring comment from public input during this LWRP process and prior plans was the need to improve access to the Hudson River waterfront for vehicles, pedestrians, and bicyclists. Although there have been some improvements such as the Brook Street pedestrian bridge, in general, access to the waterfront is limited, and difficult in some locations.	Yes	Yes	Yes	Yes
8.	FACILITATE CROTON YACHT CLUB/CROTON LANDING IMPROVEMENTS The concept of a waterfront restaurant, or another use at the southern end of Croton Landing Park, adjacent to the Croton Yacht Club, has been discussed by the Village for years. Parking is also an issue as there is already insufficient on-site parking at Croton Landing Park to satisfy demand during busy hours.	Yes	Yes	Yes	Yes
9.	IMPLEMENT SEGMENT OF RIVERWALK TRAIL FROM CROTON LANDING PARK TO OSCAWANA COUNTY PARK According to the Hudson River Trailway Plan (2003), Westchester County has proposed a 1-mile trail along the Hudson River that would connect Croton Landing Park with Oscawana County Park	No	No	No	No

	in Cortlandt. This trail would fill a gap between the River Walk trails at these two parks.				
	VILLAGE -WIDE PROJECTS				
10.	UNDERTAKE MANAGEMENT AND CAPITAL IMPROVEMENT PLAN FOR VILLAGE PARKS, TRAILS, OPEN SPACES AND MEMORIALS This project supports the creation of a Parks Maintenance and Capital Improvement Plan to address ongoing care and protection of existing parks, open spaces, and trails. The goal would be to provide an action plan for regular maintenance and target capital improvements when needed.	No	No	No	No
11.	DEVELOP PLAN FOR FUTURE USE OF GOUVEIA PARK The purpose of this project is for the Village to create a conceptual plan that will examine how to best utilize the Gouveia Park, a 15.63-acre site acquired by the Village.	Yes	Yes	Yes	Yes

4. *RESPONSES TO QUESTIONS SUBMITTED BY EMAIL*: None

5. *PUBLIC COMMENTS ON AGENDA ITEMS:*

Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that there is a shifting responsibility between the Planning Board and the Village Board on environmental issues and strongly believes that our elected Board of Trustees should be making those decisions, not appointed Boards. Mr. Riely also addressed how NYS interferes in local housing and is opposed to the Governor's housing policies for local communities.

6. *REPORT FROM THE VILLAGE MANAGER:*

Village Manager Healy made the following statement:

"I would like to address the recent release of audio recordings associated with the IDEA Committee in response to a Freedom of Information Law (FOIL) request. The review of FOIL requests and responding to them is undertaken by Village staff and members of the Village Board are not involved in the process. During the processing of this request, the recordings that were provided to the Village were released without a full understanding of their

contents. This included the inadvertent release of an audio recording that was not a committee meeting; rather, it was a private conversation among three individuals. I recognize the concerns this has raised among committee members, residents, and Village staff, and I take those concerns seriously. As a Village, we have an obligation to provide public access to government records, which include records created by committees undertaking work on behalf of the Village, while ensuring that information is appropriately reviewed and handled in accordance with the law. These responsibilities are not mutually exclusive. Artificial intelligence is introducing new complexities into municipal records management. AI-powered meeting platforms can automatically record conversations, generate transcripts, and create summaries. This new technology creates new challenges in identifying, reviewing, and appropriately releasing government records. At the same time, municipalities throughout New York State, including Croton-on-Hudson, are receiving an increasing volume of FOIL requests, many of which are complex and require a significant investment of resources. Moving forward, the Village will be reviewing our internal FOIL procedures, including how electronic files, audio recordings, and AI-generated materials are identified and evaluated before release, as well as developing a policy on the use of AI in the Village. Any proposed policy changes will be brought to the Village Board for consideration and committee members and members of the public will have the opportunity to provide comments. The Village values our volunteer committee members and appreciates the time, energy, and dedication they bring to serving our community. As a Village, we remain committed to supporting their efforts and fostering an environment of mutual respect, collaboration, and trust."

7. *CONSENT AGENDA:*

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

a. *CORRESPONDENCE TO THE BOARD:*

1. Memo from Village Manager Bryan Healy regarding a bench donation for Croton Landing Park.

   https://play.champds.com/ATT/crotononhudsonny/2026-10/25a234928598c8f1c0000a0eed1dc368f2590abd.pdf

2. Memorandum from the New York State Department of State requesting a consistency review under the Village's Local Waterfront Revitalization Program for the biennial painting of long lines on state roadways.

b. RESOLUTIONS:

Resolution #251-2026

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.

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

1. Accepting the donation of the bench for Croton Landing in the amount of $2,939.73 from Alexandra Milano-Martin.

2. Referring the New York State Department of Transportation request to the Waterfront Advisory Committee for review.

Resolution #252-2026

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 Board of Trustees desires to provide clarification for land use applications in connection with licensed adult use cannabis dispensaries; and

WHEREAS, under the direction of the Village Board, the Village Manager has worked with the Village Attorney and the Village Planner to develop language that would provide supplementary regulations for adult use cannabis dispensaries and codify them as a special permit use in the Central Commercial (C-2) district, exclusive of the gateway overlay districts, Light Industrial (LI) district, Riverside Commercial (C-1R(A)) district, and the North End Gateway Overlay District; and

WHEREAS, Local Law Introductory No. 16 of 2026 has been drafted for such purposes; and

WHEREAS, the Village has received comments back on the local law from the Westchester County Planning Board, Village Planning Board and Waterfront Advisory Committee,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby calls for a Public Hearing on November 4, 2026, at 7:00 PM in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider Local Law Introductory No. 16 of 2026 to amend Chapter 230, Zoning, of the Village Code to provide clarification for land use applications in connection with licensed adult use cannabis dispensaries.

Resolution #253-2026

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 Code currently prohibits vehicles from remaining parked on any street or public highway during a snowfall of two inches or more until the snowfall has ended and the roadway has been cleared; and

WHEREAS, the Village Board of Trustees desires to amend Chapter 215, Vehicle & Traffic, of the Village Code to allow the Village Manager to exempt certain streets in the business districts from this prohibition at certain times and days; and

WHEREAS, Local Law Introductory No. 17 of 2026 has been drafted for such purposes,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby calls for a Public Hearing on November 4, 2026, at 7:00 PM in the Georgianna Grant Meeting Room of the Stanley H. Kellerhouse Municipal Building to consider Local Law Introductory No. 17 of 2026 to amend Chapter 215, Vehicle & Traffic, of the Village Code to exempt certain streets in the business districts from the seasonal parking prohibition at certain times and days.

c. Approval of Minutes

Motion to approve the minutes of the Regular Meeting held on October 7, 2026, was made by Trustee Simon. The motion was seconded by Trustee Nachtaler and approved with a 4-0 vote.

8. *PROPOSED RESOLUTIONS*:

Resolution #254-2026

On motion of TRUSTEE NACHTALER, seconded by TRUSTEE SIMON, 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 ("the Village") is 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 Village Board of Trustees awarded the contract for this work to Remus Industries of Ossining, New York, on December 17, 2025; and

WHEREAS, a scope change during the course of the project has resulted in Change Order 2 being submitted; and

WHEREAS, Historic Hudson Valley (HHV) has reviewed the proposed change order and determined that the change in scope is necessary for the successful completion of the project; and

WHEREAS, per the agreement executed by the Village and HHV, all costs for this project that exceed the funding amount allocated by the New York State Department of Transportation are the sole responsibility of HHV,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby authorizes the Village Manager to approve Change Order No. 2 in the total amount of $306,155.47.

Resolution #255-2026

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 Harmon Firehouse roof is original to the building and needs replacement; and

WHEREAS, the roof replacement project was funded in the 2026-2027 Capital Budget; and

WHEREAS, the level of technical specification needed for evaluation of the existing roof and the development of contract documents for the replacement or rehabilitation of the existing roof of the Harmon Firehouse, 30 Wayne Street, documents require third-party assistance; and

WHEREAS, Fuller D'Angelo, Architect Planners of Elmsford, New York, has provided a proposal in the amount of $30,500 to include an assessment of existing roof conditions, preparing a report with recommendations and cost estimates, developing construction documents for public bidding, and assisting the Village with bid evaluation and contractor selection,

NOW THEREFORE BE IT RESOLVED: that the Village Manager is hereby authorized to accept the proposal from Fuller D'Angelo, Architect Planners of Elmsford, New York, in the amount of $30,500.

DISCUSSION

Trustee Simon stated that this is the first step in the process of getting a new roof for the Harmon Firehouse, we budgeted for a substantial portion of this, but also received Crest Funding through Senator Harckham's office, which will pay for a large portion of this, eventually a new roof and then we can get back to the question of putting solar on the Harmon Firehouse.

9. PUBLIC COMMENT - NON-AGENDA ITEMS:

Andy Simmons, 146 Old Post Road North, Croton on Hudson, congratulated the Board on receiving a good "Moody" rating, addressed the noxious gas fumes, the pounding noise that are created by gas-powered leaf blowers and encouraged the Board to put in a year-round ban.

Ed Riely, 110 Truesdale Drive, Croton on Hudson, stated that he believes the Consumer Protection Board is going to have a full evaluation of new model gas-powered leaf blowers that make less noise but blow just as effectively compared to the latest ones, and he looks forward to the Village now operating for consumer safety with a thorough evaluation of each leaf blower, addressed the boycott of CVS over the sale of abortion drugs, extremely concerned about comments made by the IDEA Committee, everyone one should have been versed on the rules of F.O.I.L. that anything you do in an official capacity can be foiled.

Mark Notorangelo, Scenic Drive West, Coton on Hudson, stated that he is not against protecting the environment, he is against imposing a complete ban without demonstrating that it is necessary and that it is the best solution, simple environmental decisions should be based on reliable scientific evidence, measurable results, and reasonable priorities, he is willing to accept reasonable restrictions that include sensible operating hours, but why go

straight to a complete ban without first demonstrating that less restrictive measures won't work?

David Lowell, Farrington Road, Croton on Hudson, stated that he does not believe a single fine of $50.00 is a deterrent, our health and our children's Health is worth more than a $50 fine, gas powered-leaf blowers are an old-fashioned technology, dirty in many ways and expensive, and they are ready to be retired, the sound of gas powered leaf blowers can reach more than the 55 decibel safe threshold for a radius of 800 feet, and when there are two or more gas-powered leaf blowers in operation the radius jumps to 1600 feet, when the Conservation Advisory Council made their first recommendation in 2020, it was for a complete ban, he has not found any research that says gas-powered leaf blowers benefit us or are good for us and implored the Board to bring us in line with other Westchester communities that care about their citizens health.

Stacy Hunter, 46 Hastings Avenue, Croton on Hudson, stated that she feels strongly about gas-powered leaf blowers, as a person who is immune compromised with asthma, we need to think about the health and wellness of the people living in our community.

10. *REPORTS*:

Trustee Nachtaler stated that she would like to address the IDEA FOIL matter: first I want to sincerely thank the IDEA Committee members for meaningful contributions they've made to our Village, they have helped bring our community together, celebrate our differences and foster greater understanding, she also recognizes how painful and upsetting the release of the "AI" audio recordings were, and their subsequent public circulation has been for committee members, particularly given that certain conversations took place outside of a formal meeting, she appreciates that Village Manager Healy addressed questions surrounding the FOIL release, including how the Village office will be handling these "AI" matters going forward, even when our views differ, as a Trustees, we have a responsibility to both the dedicated volunteers who give so generously of themselves and to the residents who we are elected to serve, acknowledging the hurt expressed by residents from the FOIL content, primarily from the private conversation, does not diminish the IDEA's accomplishments, or the good intentions of its members, and appreciating the committee's many contributions should not prevent us from listening thoughtfully to those who have raised concerns, my hope is that this

difficult experience can become an opportunity to reflect, heal, rebuild trust so the IDEA Committee can succeed while the Village works toward thoughtful policies and practices with input from committees that better reflect the challenges of the world that we live in today and tomorrow.

Trustee Nachtaler thanked the Planning Board for their thoughtful analysis and discussion on the Advisory Board on the Visual Environment recommendations regarding the "Mindset" cannabis sign, the annual Goblin walk will be held on October 24th, followed by the Halloween Dog Parade at 2pm.

Trustee Simon stated that he is pleased to advise that Governor Hochul signed the legislation that raises the annual Personal Income Tax Credit from $200 to $800 for individuals and from $400 to $1,600 for married couples for eligible volunteer firefighters and volunteer ambulance workers, attended a meeting where Assemblywoman Levenberg and Assemblyman Burdick talked about possible housing initiatives at the State level, he also had the opportunity to share with them Croton's new affordable housing preference for our first responders, medical workers and Veterans, thanked all those involved in putting together another successful "Harry Chapin Run Against Hunger", last week we met with the Business Council of Westchester, an organization headed by Noam Bramson, the former Mayor of New Rochelle, where they talked about putting together information for new businesses that are looking to expand and familiarize themselves with individual municipalities, met last week with our school system as part of our regular meetings with them, there is great interest on their part in following up on participating in our composting program, on October 16th, he and the Mayor participated in a fundraiser for Mike Riecke who is undergoing some treatment for a serious illness, attended the IDEA Committee's Hispanic Heritage Day festivities, this was a great example of some of the fine work that committee has been doing, the "dummy light" will be coming up on its 100th anniversary and we will we'll be working with Village staff and the Business Association for some appropriate recognition, the 3rd annual Turkey Trot will be held on Thanksgiving morning at 9am with proceeds going to the Maria Fareri Children's Hospital, and we had our monthly call with, County Executive, Ken Jenkins and his team.

Trustee Berger stated that he is excited to be serving the community and looks forward to discussing with everyone what is best for the village and residents.

Mayor Pugh thanked the IDEA Committee for all their hard work and contributions to our community. Mayor Pugh stated that he is pleased to appoint Patrick Turner to the Zoning Board of Appeals and asked for a motion.

Resolution Appointing Patrick Turner to the Zoning Board of Appeals

On motion by Trustee Simon and seconded by Trustee Nachtaler the Board approved the appointment of Patrick Turner to the Zoning Board of Appeals for a term to expire December 2028. Motion was approved with a 4-0 vote.

Mayor Pugh advised that he attended the Conservation Advisory Council meeting last night where they had a robust discussion about the planning of the discussion on the leaf blower regulation, attended the Sustainability Committee meeting this past Sunday, advised that some of the construction at the train station parking lot is attributable to the installation of EV charging infrastructure, which is being funded by a grant from the Department of Environmental Conservation, and should be available in early 2027, he will be attending the Bicycle and Pedestrian Committee meeting tomorrow and looks forward to the upcoming Halloween festivities.

Village Manager Healy clarified a comment that was made earlier this evening during the public hearing about answering questions and reminded everyone that we do endeavor to answer questions, but sometimes questions raised are technical in nature and we do not have those answers at our fingertips, but he will research some of the questions this evening and will respond accordingly, there was a comment regarding signage and reminded everyone that the Village Board does not approve signage, and lastly there was a comment about fines for gas-powered leaf blower violations and those fines can be up to $250 but the Village Board does not levy the fines, it is up to the Village Justice to make that determination.

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 Nachtaler and approved with a 4-0. Meeting adjourned at 9:40pm.

Respectively submitted,

Judy Weintraub, Board Secretary

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Paula DiSanto, Village Clerk