

Regular Meeting of the Board of Trustees of the Village of Croton-on-Hudson, NY, held on Wednesday, September 30, 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 Slippen
Village Treasurer Genette Toone	

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

2. PUBLIC HEARINGS:

A motion to open the Public Hearing on **Local Law Introductory No. 14 of 2026 to amend Chapter 223, Waterfront Revitalization, of the Village Code to provide clarification in the review of land use applications for consistency with the Local Waterfront Revitalization Plan** was made by Trustee Simon. Motion was seconded by Trustee Nachtaler and approved with a 4-0 vote.

Public Comments:

Ed Riely, 110 Truesdale Drive, Croton on Hudson, asked if any type of waterfront revitalization plan would cancel out the mega projects that this Board has envisioned for properties adjacent to the river on Riverside Avenue and adjacent to the railroad yard and Half Moon Bay. Mr. Riely stated that in the past the highest priority was given to environmental issues such as views, sound, noise, and pollution, but believes that deals were made with the State and these environmental issues took a back seat to mega housing and asked that the Board back-down on the process.

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.

3. SEQRA Part II and LWRP Consistency Review for Local Law Introductory No. 14 of 2026 to amend Chapter 223, Waterfront Revitalization, of the Village Code to provide clarification in the review of land use applications for consistency with the Local Waterfront Revitalization Plan.

SEQRA Part II Review

Local Law Introductory No. 14 of 2026 has been drafted to amend Chapter 223, Waterfront Revitalization, of the Village Code to clarify the review process for land use applications for consistency with the Local Waterfront Revitalization Plan.		
	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 Review**

Policy	DEVELOPMENT POLICIES	Applicable Yes/No	Consistent Yes/No	Applicable Yes/No	Consistent Yes/No	Comments
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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.	Yes	Yes	Yes	Yes	Board Concurred
6	Expedite permit procedures in order to facilitate the siting of development activities at suitable locations	Yes	Yes	Yes	Yes	Board Concurred
6A	To expedite permit procedures, the Village shall coordinate all relevant local laws into a development package for applicants	No				

	and/or make all local laws available to applicants proposing development activities.					
	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 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.	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred

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	Board Concurred
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	Board Concurred
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.	Yes	Yes	Yes	Yes	Board Concurred
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	Yes	Yes	Yes	Yes	Board Concurred

	beaches, dunes, barrier islands and bluffs.					
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	Board Concurred
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	Board Concurred
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	Board Concurred
	PUBLIC ACCESS POLICIES					

19	Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred
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	Board Concurred
24	Prevent impairment of scenic resources of statewide significance. (The nearest scenic area of statewide significance (SASS) is the Bear Mountain Park subunit	No				

	of the Hudson Highlands SASS which is north of the Village)					
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	Board Concurred
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.	Yes	Yes	Yes	Yes	Board Concurred
	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	Board Concurred
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	Board Concurred
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	No				

	will be recognized as being a development constraint.					
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	Board Concurred
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	Board Concurred
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.	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred
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	Board Concurred
39	The transport, storage, treatment and disposal of solid wastes, particularly	Yes	Yes	Yes	Yes	Board Concurred

	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.					
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.	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred
	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	Yes	Yes	Yes	Yes	Board Concurred

	runoff. These issues are 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.	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred
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	Board Concurred
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	No	No	No	No	

	be to provide an action plan for regular maintenance and target capital improvements when needed.					
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	Board Concurred

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4. LWRP Consistency Review for the MTA Signal Project along the Metro-North Railroad Hudson Line.

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

	waterborne transportation of cargo and people.					
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, restored so as to maintain their viability as habitats.	Yes	Yes	Yes	Yes	Board Concurred
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.	Yes	Yes	Yes	Yes	Board Concurred
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	No				

	unless best 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.	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.	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred
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.	Yes	Yes	Yes	Yes	Board Concurred
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	No				

	private lands within the Village where wildlife habitats are located, as well as the protection of such resources.					
10	Further develop commercial finfish, shellfish and crustacean resources in the coastal area by encouraging the construction of new, or improvement of existing onshore commercial fishing facilities, increasing marketing of the State's seafood products, maintaining adequate stocks and expanding aquaculture facilities.	No				
	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	Board Concurred
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	Board Concurred
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	Board Concurred
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	Board Concurred
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	No				

	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.					
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	Board Concurred
	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.	Yes	Yes	Yes	Yes	Board Concurred
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	No				

	opportunities and are 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	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.					
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	No				

	recreational fishing and maritime commerce, and the ecological functions of habitats important to New York.					
	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 materials have been tested by the State for conformance with water quality standards.	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred
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	Board Concurred
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	No				

	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.					
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	Board Concurred
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.	Yes	Yes	Yes	Yes	Board Concurred
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	Board Concurred

	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	No	No	No	No	
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	Board Concurred
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.	No	No	No	No	
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	No	No	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	No	No	No	

1

2

Resolution #227-2026

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 has adopted a Local Waterfront Revitalization Program (LWRP) to guide the use of its waterfront and adjacent areas in a manner consistent with sound waterfront planning and environmental protection principles; and

WHEREAS, the Village of Croton-on-Hudson has received a referral for the review of the signal system upgrade proposed by the Metropolitan Transportation Authority along the Metro-North Railroad Hudson Line ("the proposed project"); and

WHEREAS, on August 25, 2026, and September 16, 2026, the Village's Waterfront Advisory Committee (WAC) reviewed the proposed project for consistency with the policies of the LWRP; and

WHEREAS, the WAC has evaluated the policies of the LWRP and determined that the following policies are relevant to the proposed project:

POLICY 7: *Significant coastal fish and wildlife habitats will be protected, preserved, and, where practical, restored so as to maintain their viability as habitats.*

POLICY 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.*

POLICY 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 the spawning of anadromous fish species and shellfish will not be adversely affected.*

POLICY 7G: *Construction activity of any kind must not cause significant degradation of water quality or impact identified significant fish and wildlife habitats.*

1 **POLICY 8:** *Protect fish and wildlife resources in the coastal area from the*
2 *introduction of hazardous wastes and other pollutants which bio-accumulate in*
3 *the food chain, or which cause significant sub-lethal effect on those resources.*

4 **POLICY 11:** *Buildings and other structures will be sited in the coastal area so*
5 *as to minimize damage to property and the endangering of human lives caused*
6 *by flooding and erosion.*

7 **POLICY 12:** *Activities or development in the coastal area will be undertaken*
8 *so as to minimize damage to natural resources and property from flooding and*
9 *erosion by protecting natural protective features including beaches, dunes,*
10 *barrier islands and bluffs.*

11 **POLICY 13:** *The construction or reconstruction of erosion protection*
12 *structures shall be undertaken only if they have a reasonable probability of*
13 *controlling erosion for at least thirty years as demonstrated in design and*
14 *construction standards and/or assured maintenance or replacement programs.*

15 **POLICY 14:** *Activities and development, including the construction or*
16 *reconstruction of erosion protection structures, shall be undertaken so that*
17 *there will be no measurable increase in erosion or flooding at the site of such*
18 *activities or development, or at other locations.*

19 **POLICY 18:** *To safeguard the vital economic, social, and environmental*
20 *interests of the State and of its citizens, proposed major actions in the coastal*
21 *area must give full consideration to those interests, and to the safeguards*
22 *which the State has established to protect.*

23 **POLICY 19C:** *Encourage the improvement of public transportation, when*
24 *feasible, where water-dependent and water-enhanced recreation activities are*
25 *located.*

26 **POLICY 30A:** *Existing rail services and transportation-related facilities shall*
27 *not dispose of any regulated materials in coastal waters until all such regulated*
28 *materials have been tested by the State for conformance with water quality*
29 *standards.*

30 **POLICY 33:** *Best Management Practices will be used to ensure the control of*
31 *stormwater runoff and combined sewer overflows draining into coastal waters.*

POLICY 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.*

POLICY 37: *Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.*

POLICY 44: *Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.*

POLICY 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.*

WHEREAS, the WAC also reviewed the 11 proposed land uses and projects contained in Section IV of the LWRP and determined the following policy was applicable:

POLICY 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.*

WHEREAS, the WAC has issued its recommendation of consistency with the LWRP,

NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby declares the signal system upgrade proposed by the Metropolitan Transportation Authority along the Metro-North Railroad Hudson Line to be consistent with the Village's Local Waterfront Revitalization Program.

5. RESPONSES TO QUESTIONS SUBMITTED BY EMAIL: None

6. PUBLIC COMMENTS ON AGENDA ITEMS:

John Gilbert, Croton Fire Department asked the Board to approve their request to hold a fundraiser to support fellow member Mike Riecke who has been diagnosed with phase three lung cancer.

Rick Craig, Lounsbury Road, Croton on Hudson, N.Y., advised that Lounsbury Road water problems has a long and unfortunate history, we have experienced years of rust in our water, in September 2024 he emailed the Village Manager advising the Village that the problems were getting a lot

1 worse, fourteen months later we have been told that plans to the County have
2 finally happened, comments were received in July, a response went back to
3 the County on September 14th and we received a communication on the same
4 day from the Village that the Village is awaiting approval again from the
5 County. Mr. Craig gave an overview of what he and some of his neighbors
6 have been going through, we have been contacting the Village for years about
7 this problem, it has been extremely frustrating and unacceptable to have to
8 live with rust in our water.

9 Ed Reily, 110 Truesdale Drive, Croton on Hudson, thanked Trustee Nachtaler
10 for her efforts in getting the Metropolitan Transportation Authority to come to
11 the Waterfront Advisory Committee meeting to address questions regarding
12 their proposed signal system upgrade along the Metro-North Railroad Hudson
13 Line, they are proposing building nineteen structures along the Hudson River
14 and we should know where they are going and have a policy in place that
15 deals with the MTA. Mr. Reily stated that Ms. Nicholson is a wonderful person,
16 but is concerned because she has supported some of the liberal policies of
17 this administration and does not believe she is the right choice for the Village.

18 To hear the comments in their entirety you may click on the following:
19 <https://play.champds.com/crotononhudsonny/event/1204> (00.17.05).

20 **7. REPORT FROM THE VILLAGE MANAGER:**

21 Village Manager Healy stated that it has been very upsetting to us as well that
22 some Lounsbury residents have been dealing with infrastructure problems for
23 so long, this was first brought to his attention back in 2024, he was not aware
24 that this was a problem in the past, but he immediately started looking into
25 this once he became aware of it. Village Manager Healy explained that plans
26 for relining water infrastructure takes a lot of time to be designed but once
27 we obtained a proposal from our design engineers, WSP, the Board approved
28 that proposal in February of 2025, unfortunately Westchester County
29 Department of Health is not very responsive and it took them seven months
30 for them to get back to us, once we received their comments, we made the
31 changes that they recommended and turned it around on September 14th
32 and he has been following up with WSP every week as to the status of that
33 approval. Village Manager Healy advised that we are also awaiting approval
34 so that we can declare this as an emergency to avoid the long process of
35 having to go out to bid, which will speed up the process. Village Manager
36 Healy emphasized that they have looked at ways to remedy this problem

1 temporarily but there were concerns that they might cause additional
2 problems. Village Manager Healy assured everyone that as soon as they get
3 approval from the Westchester County Department of Health, temporary lines
4 can be put in place which will immediately help to alleviate the problem until
5 the new pipes are put in place.

6 The Board asked that a full-court-press be made to the County and to also
7 look at ways to assist these homeowners who have continued to pay their
8 bills even under these terrible circumstances.

9 To hear the conversation in its entirety, you may click on the following link:
10 <https://play.champds.com/crotononhudsonny/event/1204> (00.26.18)

11 Village Manager Healy's report continued:

- 12 • Received approval from the New York State Department of Transportation
13 for the flashing beacon on Maple Street; our DPW is set to install Monday
14 October 5th.
- 15 • The Quaker Bridge project is on schedule to be completed next May; the
16 Village side of the coffer dam has been fully installed and load piled drilling
17 has begun while on the Town side of the coffer dam installation is expected
18 to be completed this week.
- 19 • DPW has begun clearing the vacant lot at the bottom of Brook Street to
20 provide additional parking in the area, the goal is to clear some area during
21 the fall to provide additional off-street parking during the winter, in the
22 spring of 2027, DPW will return to pave and stripe the area, and a retaining
23 wall will also be installed at the back of the property.
- 24 • New York State Department of Transportation has returned the
25 specifications and estimates for the Half Moon Bay Bridge with a few
26 additional comments; our structural engineering firm will review these
27 comments and provide a response to the New York State Department of
28 Transportation; we are still hoping to have the bid go out later this fall.
- 29 • Phase two of the Engineering Department renovations should be finished
30 by next Monday; the final phase will involve demoing the existing
31 bathroom and then relocating it into the existing hallway.

- 1 • Gouveia Park work has resumed now that the eagle season has officially
2 ended, DPW crews have been working on the lower parking lot near the
3 house and the new roadway that will exit onto Albany post Road.
- 4 • The Engineering Department has received revised Building Permits for the
5 multi-family development at 1380 Albany Post Road; this project was
6 approved for a Special Permit by the Village Board in 2022 and the
7 Planning Board gave Site Plan approval to it later that year; Labella
8 Engineering will be reviewing the revised plans to ensure they are
9 responsive to the comments that were issued back in January 2025.

10 8. CONSENT AGENDA:

11 On Motion by Trustee Simon and seconded by Trustee Nachtaler the Board
12 approved the Consent Agenda. Motion was approved with a 5-0 Vote.

13 a. CORRESPONDENCE TO THE BOARD:

- 14 1. Memo from Village Manager Bryan Healy regarding fundraiser request
15 from Chemical Engine Company.

16 [https://play.champds.com/ATT/crotononhudsonny/2026-](https://play.champds.com/ATT/crotononhudsonny/2026-09/3c219d08325242fae4ba7993d5b283e81e132ece.jpg)
17 [09/3c219d08325242fae4ba7993d5b283e81e132ece.jpg](https://play.champds.com/ATT/crotononhudsonny/2026-09/3c219d08325242fae4ba7993d5b283e81e132ece.jpg)

- 18 2. Memo from Village Manager Bryan Healy regarding bench donations for
19 Black Rock Park & Dobbs Park.

20 [https://play.champds.com/ATT/crotononhudsonny/2026-](https://play.champds.com/ATT/crotononhudsonny/2026-09/3cee51d68b8b8abc2edc2213196bd1b6df30304a.pdf)
21 [09/3cee51d68b8b8abc2edc2213196bd1b6df30304a.pdf](https://play.champds.com/ATT/crotononhudsonny/2026-09/3cee51d68b8b8abc2edc2213196bd1b6df30304a.pdf)

- 22 3. Letter from Bob Anderson, Croton Lions Club President, requesting
23 permission to use South Riverside Avenue for the Lions Club annual
24 Christmas tree sale.

25 [https://play.champds.com/ATT/crotononhudsonny/2026-](https://play.champds.com/ATT/crotononhudsonny/2026-09/3cee51d68b8b8abc2edc2213196bd1b6df30304a.pdf)
26 [09/3cee51d68b8b8abc2edc2213196bd1b6df30304a.pdf](https://play.champds.com/ATT/crotononhudsonny/2026-09/3cee51d68b8b8abc2edc2213196bd1b6df30304a.pdf)

- 27 4. Letter of Resignation from former Village Trustee Nora Nicholson
28 effective September 18, 2026.

29 [https://play.champds.com/ATT/crotononhudsonny/2026-](https://play.champds.com/ATT/crotononhudsonny/2026-09/63b2d9b509104bfb8064a524cad22cf26420cb5e.pdf)
30 [09/63b2d9b509104bfb8064a524cad22cf26420cb5e.pdf](https://play.champds.com/ATT/crotononhudsonny/2026-09/63b2d9b509104bfb8064a524cad22cf26420cb5e.pdf)

5. Memo from Frank Balbi, Superintendent of Public Works, on the 2026 street resurfacing program.

<https://play.champds.com/ATT/crotononhudsonny/2026-09/ae0365c61cbf03dbe9589ea814f96bd0dc5ac225.pdf>

b. RESOLUTIONS:

Resolution #228-2026

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. *Approving the fundraising request from Chemical Engine Company for October 16, 2026.*
2. *Accepting the donation in the amount of \$711 from John Sasso to place a bench at Black Rock Park.*
3. *Accepting the donation in the amount of \$1,069.82 from Aurelia Semisa to place a bench at Dobbs Park.*
4. *Approving the request from the Croton Lions Club to hold their annual Christmas tree sale on South Riverside Avenue.*
5. *Filing for the record the letter of resignation from former Village Trustee Nora Nicholson and the 2026 street resurfacing program memo from Superintendent of Public Works Frank Balbi.*

Resolution #229-2026

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 State of New York Unified Court System is soliciting applications from local governments under the Justice Court Assistance Program (JCAP) to assist local Justice Courts with needed equipment, automation, furniture, supplies and training; and

WHEREAS, the funding available under the JCAP would facilitate local efforts in upgrading the security of the court clerk's office,

1 NOW THEREFORE BE IT RESOLVED: that the Village Board of the Village of Croton-
2 on-Hudson authorizes the Croton-on-Hudson Village Court to apply for a JCAP grant
3 in the 2026-2027 grant cycle up to \$30,000.

4 **Resolution #230-2026**

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

8 WHEREAS, the Village Board of Trustees desires to update the language in the Village
9 Code regarding commercial and noncommercial signage, including their placement,
10 size, attachment, illumination, movement and material quality; and

11 WHEREAS, under the direction of the Village Board, the Village Manager has worked
12 with the Village Attorney and the Village Planner to develop language that conforms
13 to the latest guidance provided by the courts and the New York Conference of Mayors;
14 and

15 WHEREAS, Local Law Introductory No. 7 of 2026 has been drafted for such purposes;
16 and

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

20 WHEREAS, the Village Board reviewed a revised draft law at a work session held on
21 September 9, 2026,

22 NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby calls
23 for a Public Hearing on October 21, 2026, at 7:00 PM in the Georgianna Grant Meeting
24 Room of the Stanley H. Kellerhouse Municipal Building to consider Local Law
25 Introductory No. 7 of 2026 to amend Chapter 230, Zoning, of the Village Code to
26 update the language in the Village Code regarding commercial and noncommercial
27 signage.

28 **Resolution #231-2026**

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

1 WHEREAS, the Village Board of Trustees desires to update the language in the Village
2 Code to provide clarification in the review of site development plans by the Planning
3 Board; and

4 WHEREAS, under the direction of the Village Board, the Village Manager has worked
5 with the Village Attorney and the Village Planner to develop language that would
6 provide the Planning Board with additional information as part of the application
7 process and allow them to request more information on certain aspects of a project
8 if deemed necessary during the review process; and

9 WHEREAS, Local Law Introductory No. 13 of 2026 has been drafted for such
10 purposes; and

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

14 NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby calls
15 for a Public Hearing on October 21, 2026, at 7:00 PM in the Georgianna Grant Meeting
16 Room of the Stanley H. Kellerhouse Municipal Building to consider Local Law
17 Introductory No. 13 of 2026 to amend Chapter 230, Zoning, of the Village Code to
18 provide clarification in the review of site development plans by the Planning Board.

19
20 **Resolution #232-2026**

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

24 WHEREAS, the Village Board of Trustees desires to provide clarification for land use
25 applications in connection with licensed adult use cannabis dispensaries; and

26 WHEREAS, under the direction of the Village Board, the Village Manager has worked
27 with the Village Attorney and the Village Planner to develop language that would
28 provide supplementary regulations for adult use cannabis dispensaries and codify
29 them as a special permit use in the Central Commercial (C-2) district, exclusive of
30 the gateway overlay districts, Light Industrial (LI) district, Riverside Commercial (C-
31 1R(A)) district, and the North End Gateway Overlay District; and

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

WHEREAS, the Village has completed Part 1 of a Short Environmental Assessment Form (EAF) and a Coastal Assessment Form (CAF),

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Village Board hereby determines that the Proposed Action is an Unlisted Action.
2. The Village Board hereby declares itself to be the Lead Agency for SEQRA purposes in connection with the Proposed Action.
3. The Village Board hereby issues the EAF and CAF which it has before it in connection with the Proposed Action.
4. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Village Planning Board for a recommendation back to the Village Board in accordance with Village Law.
5. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Village Waterfront Advisory Committee for a recommendation back to the Village Board in accordance with Village Law.
6. The Village Board hereby refers the Draft Law, the EAF and the CAF to the Westchester County Planning Board for review in accordance with law.
7. The Village Board hereby directs Village staff to make any other circulations and notifications regarding the Proposed Action as may be required by law.

Resolution #233-2026

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 desires to contract with the National Purchasing Cooperative to participate in cooperative purchasing for various items; and

WHEREAS, General Municipal Law § 103 allows for local governments to participate in such cooperative purchasing; and

WHEREAS, there is no cost to the Village to enter into this agreement.

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Manager to execute the agreement with the National Purchasing Cooperative to enter into their cooperative purchasing program.

Resolution #234-2026

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, during the 2026-2027 budget process, the discussion of allocating additional funding for senior programs took place; and

WHEREAS, it was determined to place additional funding in the contingency line of the budget to be available if needed; and

WHEREAS, Superintendent of Recreation Mark Duncan has requested \$5,000 be transferred into the Programs for the Aging account to allow for additional programming,

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Treasurer to make the following budget transfer in the 2026-2027 General Fund budget:

GENERAL EXPENSES

Increase

A7610.4000	Seniors – Contractual	\$5,000
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Decrease

A1990.4000	Contingency	\$5,000
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Resolution #235-2026

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, recent staff changes in the Recreation Department and Village Manager's office have resulted in the need to adjust various salaries lines,

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Treasurer to make the following budget transfer in the 2026-2027 General Fund budget:

GENERAL EXPENSES

Increase

A1230.1000	Municipal Executive - Personnel	\$17,000
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A7610.1100	Seniors – Personnel (P/T)	\$10,500
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Decrease

A1990.4000	Contingency	\$27,500
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Resolution #236-2026

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 on-site audit has been completed for the 2025-2026 fiscal year; and

WHEREAS, during the course of the fiscal year, it was determined that the funding allocated for the re-lining of the Lounsbery Road water main could be taken from the fund balance in the Water Fund instead of incurring long-term debt; and

WHEREAS, the Village's auditors have requested the Board affirm this decision formally,

NOW THEREFORE BE IT RESOLVED: that the Village Board hereby authorizes the Village Treasurer to make the following budget amendment in the 2025-2026 Water Fund and Capital Fund budgets:

WATER EXPENSES

Increase

F9901.9030	Transfer to Capital Fund	\$500,000
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CAPITAL REVENUES

Increase

H1000.5032.13262	Transfer from Water Fund	\$500,000
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c. Approval of Minutes

Motion to approve the minutes of the Regular Meeting held on September 2, 2026, was made by Trustee Simon. The motion was seconded by Trustee Nachtaler and approved with a 4-0 vote.

d. Quarterly Reports

Clerk

<https://play.champds.com/ATT/crotononhudsonny/2026-09/7dc2363f9819a0193a5ae656836f3d6394b2e88e.pdf>

DPW

<https://play.champds.com/ATT/crotononhudsonny/2026-09/5171e7e91599dc405e90c9f60043306cb915beec.pdf>

Engineering

<https://play.champds.com/ATT/crotononhudsonny/2026-09/18ef6ef805e300a732192fd06ac63dbac1298537.pdf>

Justice Court

<https://play.champds.com/ATT/crotononhudsonny/2026-09/e2db0fcfc33007cdaa3d91dfd72f69b57503bc87.pdf>

Manager

<https://play.champds.com/ATT/crotononhudsonny/2026-09/7ebb0803bc8a614ad0fee52edab41eabfff817f.pdf>

Parking

<https://play.champds.com/ATT/crotononhudsonny/2026-09/e15f6d015e28fcafd32fa27d00da71aa2489a643.pdf>

Police

<https://play.champds.com/ATT/crotononhudsonny/2026-09/730490c1f03d285027db5a5b03f19f971b3b5dae.pdf>

Recreation

<https://play.champds.com/ATT/crotononhudsonny/2026-09/889a762de4a00ca9a34ee9616b784b34da8c5e48.pdf>

Treasurer

<https://play.champds.com/ATT/crotononhudsonny/2026-09/938e65f28de2451cfc7ecb76daa6ba2d5edc2759.pdf>

9. PROPOSED RESOLUTIONS:

Resolution #237-2026

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 of Croton-on-Hudson ("Village") transmitted formal correspondence dated July 22, 2026, to the New York State Department of Transportation (NYSDOT) conveying urgent public safety concerns regarding hazardous trees and the degraded roadway conditions along State Route 129; and

WHEREAS, NYSDOT Regional Director Julianne Fuda, P.E., issued a written response dated August 31, 2026, outlining routine maintenance protocols, inspections, and tree removal procedures, but failing to commit to a definitive timetable; and

1 WHEREAS, the Board of Trustees finds the NYSDOT response dated August 31, 2026,
2 to be unsatisfactory in that it does not address the safety hazards threatening
3 motorists; and

4 WHEREAS, numerous dead, damaged, and unstable trees along the corridor pose a
5 direct and imminent danger to the public, particularly in the event of high winds and
6 extreme weather events; and

7 WHEREAS, the period of greatest danger is heightened while foliage remains on the
8 trees, as leaf canopies amplify wind resistance, increase branch failure rates, and
9 escalate the risk of catastrophic tree falls; and

10 WHEREAS, the pavement condition along Route 129 has severely deteriorated,
11 having been rated by NYSDOT in 2021 as being Fair/Poor, and has undergone five
12 additional years of continuous degradation without resurfacing; and

13 WHEREAS, NYSDOT staff have advised the Village that intermediate maintenance
14 measures (e.g., drag-boxing) are no longer viable or effective given the condition of
15 the road base,

16 NOW THEREFORE BE IT RESOLVED: that the Board of Trustees of the Village of
17 Croton-on-Hudson hereby calls upon the New York State Department of
18 Transportation to:

19 **Undertake Immediate Tree Remediation:** Direct emergency and specialized tree
20 crews to immediately inspect, trim, and remove all hazardous and compromised trees
21 along State Route 129 before seasonal severe weather conditions worsen; and

22 **Prioritize Repaving:** Program and expedite the complete repaving and structural
23 rehabilitation of State Route 129, allocating the required state capital funding without
24 further delay; and

25 BE IT FURTHER RESOLVED: that the Village Clerk is hereby directed to forward
26 certified copies of this resolution to Governor Kathy Hochul, NYSDOT Commissioner
27 Marie Therese Dominguez, NYSDOT Regional Director Julianne Fuda, P.E., and the
28 Village's state legislative representatives.

29 **DISCUSSION:**

30 Village Manager Healy stated that as of July five trees have come down, one actually
31 hitting a vehicle, we sent a letter urging the State to take action immediately before
32 something catastrophic happens, since he wrote the letter, two additional trees have

1 come down as well. Village Manager Healy advised that Assemblywoman Levenberg
2 is going to be advocating to the DOT for us.

3 Mayor Pugh stated that Route 129 is part of our Legislative Packet and there is some
4 cause for hope that next year there will be a new Capital Plan and that this can be
5 addressed in the future.

6 **Resolution #238-2026**

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

10 WHEREAS, the Village of Croton-on-Hudson is authorized, pursuant to New York
11 Village Law § 1-102, to acquire real property by gift, grant, bequest or any other
12 lawful method; and

13 WHEREAS, the Town of Cortlandt desires to convey the parcel at 21 Cook Lane to the
14 Village of Croton-on-Hudson,

15 NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees do hereby
16 accept the parcel at 21 Cook Lane from the Town of Cortlandt, and

17 BE IT FURTHER RESOLVED: that the Village Manager is authorized to execute such
18 documents as may be necessary to give effect to this resolution.

19 **Resolution #239-2026**

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

23 WHEREAS, the Village of Croton-on-Hudson ("the Village") is acting as the municipal
24 sponsor for the Van Cortlandt Manor Entrance Project (P.I.N. 8760.11) to reconfigure
25 the entrance, enhance site safety, and improve visitor experience at the National
26 Historic Landmark; and

27 WHEREAS, the Village Board of Trustees awarded the contract for this work to Remus
28 Industries of Ossining, New York, on December 17, 2025; and

29 WHEREAS, a scope change during the course of the project has resulted in Change
30 Order 1 being submitted; and

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

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

7 NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby
8 authorizes the Village Manager to approve Change Order No. 1 in the total amount
9 of \$73,491.84.

10 **Resolution #240-2026**

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

14 WHEREAS, the Village Board included funding for a police department staffing and
15 operational study in the 2026-2027 capital plan; and

16 WHEREAS, on May 28, 2026, the Village of Croton-on-Hudson issued a request for
17 proposals from qualified firms to undertake the study; and

18 WHEREAS, 10 responses were received by the deadline of June 25, 2026; and

19 WHEREAS, a working group consisting of Village Manager Bryan Healy, Village
20 Trustee Maria Slippen, Chief of Police John Nikitopoulos, Lieutenant Anthony
21 Tramaglini and Police Advisory Committee Chair Carolyn Whiting reviewed the
22 proposals and selected three finalists to interview; and

23 WHEREAS, following these interviews, it was determined to recommend moving
24 forward with 21st Century Policing Solutions (21CP) of Scottsdale, Arizona, at a cost
25 of \$57,750,

26 NOW THEREFORE BE IT RESOLVED: that the Board of Trustees hereby authorizes the
27 Village Manager to accept the proposal from 21st Century Policing Solutions of
28 Scottsdale, Arizona, for a police department staffing and operational study in the
29 amount of \$57,750.

30 **DISCUSSION**

1 Trustee Slippen stated that we talked about this during the Budget process and put
2 the money aside to do this project, it is aligned with other work we have done in
3 other departments very successfully, members of this committee did a tremendous
4 amount of study and research, and a lot of consideration was made in choosing this
5 firm.

6 Trustee Nachtaler stated that it is her understanding that this study does not include
7 evaluating efficiencies for consolidating Police.

8 Village Manager Healy stated that there is no scope in the proposal that involves
9 consolidation, this firm will be evaluating staffing, how resources are allocated, tour
10 scheduling and possibly looking at moving some responsibilities to non-uniform
11 personnel, as well as impacts of additional residents on our Police department.

12 **Resolution #241-2026**

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

16 WHEREAS, the replacement of the HVAC system at the DPW Garage was included in
17 the 2026-2027 Capital Budget; and

18 WHEREAS, the level of technical specification needed for the development of the
19 design and bid documents require third-party assistance; and

20 WHEREAS, Nelson & Pope Engineering, Architecture and Land Surveying of Melville,
21 New York, has provided a proposal in the amount of \$13,500 to develop the design
22 and bid documents and provide construction administration,

23 NOW THEREFORE BE IT RESOLVED: that the Village Manager is hereby authorized to
24 accept the proposal from Nelson & Pope Engineering, Architecture and Land
25 Surveying of Melville, New York, in the amount of \$13,500.

26 **Resolution #242-2026**

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

30 WHEREAS, the installation of a vehicle exhaust extraction system at the Harmon
31 Firehouse was included in the 2026-2027 Capital Budget; and

1 WHEREAS, the level of technical specification needed for the development of the
2 design and bid documents require third-party assistance; and

3 WHEREAS, Nelson & Pope Engineering, Architecture and Land Surveying of Melville,
4 New York, has provided a proposal in the amount of \$14,500 to develop the design
5 and bid documents and provide construction administration,

6 NOW THEREFORE BE IT RESOLVED: that the Village Manager is hereby authorized to
7 accept the proposal from Nelson & Pope Engineering, Architecture and Land
8 Surveying of Melville, New York, in the amount of \$14,500.

9 **Resolution #243-2026**

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

13 WHEREAS, on May 14, 2025, the Village Board approved an agreement with Nelson
14 Pope and Voorhis ("NPV") of Suffern, New York, to provide on-call grant and planning
15 services to the Village of Croton-on-Hudson; and

16 WHEREAS, the retaining of a planning consultant was one of the seven tasks
17 identified by the Engineering Department review plan undertaken by the Village; and

18 WHEREAS, on December 1, 2025, the Village Board approved a renewal agreement
19 with NPV for the current year; and

20 WHEREAS, based on the workload NPV has undertaken for the Village, it is
21 appropriate at this time to convert the on-call agreement to a retainer agreement;
22 and

23 WHEREAS, the terms of the retainer agreement will be \$4,000 per month for up to
24 30 hours of work,

25 NOW THEREFORE BE IT RESOLVED: that the Village Board of Trustees hereby
26 authorizes the Village Manager to execute the agreement with Nelson Pope and
27 Voorhis of Suffern, New York, for 30 hours of planning and grant services at a cost
28 of \$4,000 per month through December 31, 2026.

29 **10. PUBLIC COMMENT - NON-AGENDA ITEMS:**

30 John Sasso, Morningside Drive, Croton on Hudson, asked that citizen
31 participation be moved to the earlier part of the meeting, encouraged the

1 Board to address the dog park hours again, asked for a follow up to see if the
2 Village is actually saving money since we transferred our assessing function
3 to the Town, concerned that holding night court could cost more money, asked
4 why wasn't the hiring of an Assistant Manager addressed during the Budget
5 process and believes there should more of a discussion of what she will be
6 doing.

7 Chester Edwards, 96 Hawley Avenue, Port Chester, NY, asked that the Board
8 consider adopting the New York State Real Property Tax Law 458-a(11) that
9 would authorize a full real property tax exemption for qualifying Veterans who
10 have been deemed by the U.S. Department of Veterans Affairs to be
11 permanently and totally disabled as a result of military service.

12 Ed Riely, 110 Truesdale Drives, stated that we have a health and population
13 crises in the United States, the number of children born in the United States
14 is at its lowest rate, and believes that there is a philosophy by some that
15 children are the enemies of the environment, talked about abortion drugs and
16 the boycott of CVS, concerned about flooding and policing with respect to the
17 new Hudson Valley Trailway which will be the new super highway along the
18 Hudson River, concerned about effects of solar panels on our environment,
19 and the effects of marijuana because it is now on track to become the number
20 one addiction in the United States and is concerned that the proposed
21 marijuana shop will be too close to a church and school.

22 Village Manager Healy advised that the tax exemption for qualifying
23 Veterans is scheduled for the next meeting.

24 Village Manager explained that the Assistant Village Manager position existed
25 in the past (2008 to 2015), and during this year's budget discussions we
26 talked about adding back this position, and compared to what was in the
27 Budget, this will be approximately \$16,000 more. Village Manager Healy
28 explained why Nora was being hired under the title Director of Operations,
29 most positions are Civil Service titles that are governed by Civil Service Rules
30 and Regulations, so when we appointed Nora to the title of Assistant Village
31 Manager, we assumed that since we had that title in 2008-2015, it would not
32 be an issue, but for some reason the County did not have this title for Croton
33 listed as an approved title, with that said, we are now obligated to create the
34 title and we will be holding a public hearing to put a local law on the books,
35 but in the interim, we have given Nora the title of Director of Operations,
36 which is a non-competitive title and is exempt from Civil Service

1 requirements. Village Manager Healy stated that he has quite a number of
2 things Nora will be working on when she starts on Friday and he has been
3 working on a list the entire summer of different projects and initiatives.

4 Village Manager Healy advised that we have not closed the door on the dog
5 park hours and we will be reviewing this in a work session, and we have not
6 received any complaints with respect to moving the assessing functions over
7 to the Town.

8 **11.REPORTS:**

9 Trustee Slippen stated that Bruce Odland, who passed away on September
10 17th will be remembered as an influential musician, composer and sound artist
11 who made his home in Croton, one of his final projects was a gift to Croton's
12 Harmonic Landing, a sound installation at the south end of Croton Landing
13 (<https://odland-aunger.com/harmonic-landing/>), we will celebrate Bruce and
14 his work with a ribbon cutting at Croton Landing in early November. Trustee
15 Slippen stated that she would like to see an assessment of how properties
16 may have been impacted by moving Assessing to the Town of Cortlandt,
17 emphasized that she would like to continue the discussion regarding the dog
18 park hours, the Croton Free Library will kick off their fundraising campaign
19 with a 24-Hour Relay Readathon, Tristan Szeto, a Life Scout in Troop 28, is
20 completing her Eagle Scout Service Project by working with the Jane E. Lytle
21 Memorial Croton Arboretum to improve the way visitors navigate and learn
22 about this beautiful local community resource, excited that a new art studio
23 will be opening up soon in the Upper Village, the Conservation Advisory
24 Council hosted a forum on gas-powered leaf blowers on September 15th, there
25 had been discussion about having a medical professional to speak to the
26 health effects of leaf blowers and asked that this element be added to the
27 conversation, the last time the Recreation Advisory Committee met they
28 reviewed some of the plans for the Gouveia Park and she looks forward to
29 discussing this at an upcoming work session, she would also like to see some
30 type of play space incorporated at Gouveia, the Police Advisory Committee is
31 finishing up their work on their annual survey, this year there is going to be
32 a lot of questions regarding cameras and we look forward to everyone's
33 feedback.

34 Trustee Slippen stated that she enthusiastically welcomes Nora as the new
35 Assistant Village Manager, she knows the Village well and cares deeply about
36 the Village and will bring a real dedication to the Manager's Office, the

1 Manager's office has been understaffed for a while, and she is looking forward
2 to working with her, but wants to take a minute to talk about trust, the
3 residents count on this Board to handle details together in open, which she
4 believes is part of the deal as an elected Trustee, some concerns were raised
5 this past week that this was "an after the fact argument" and she would agree
6 with that because "after the fact" is when some of us found out a lot of the
7 details, while she agrees that the Manager makes this appointment and that
8 personnel matters are confidential, and she is not asking for that to change,
9 but confidentiality that applies to some Trustees and not to others is not
10 confidentiality, it is rather a guest list, and she is proposing a simple written
11 rule that every Trustee and our attorney get the information at the same time
12 not because we distrust each other but so residents never have a reason to
13 distrust us, we will welcome a new Board member very soon and I want that
14 person to join the Board as a body that works as one, shares information
15 openly and puts every member on equal footing, how this Board shares
16 information is a question residents deserve to hear from us in public and she
17 is asking the Board to put on a work agenda a draft policy from our attorney
18 and then see it through as a written policy that we adopt, regardless of what
19 happens to her in November, she would like this policy in place, this is about
20 how this board serves the Village and we have big decisions ahead and would
21 like to make them together.

22 Trustee Nachtaler advised that the Advisory Board on the Visual Environment
23 met, they had a very lengthy meeting regarding signage for the cannabis
24 shop, and they have forwarded their recommendations to the Planning Board,
25 on September 18th she and Trustee Slippen met with the wife of an ICE victim,
26 she learned a lot during that meeting of ways we can support her and the
27 community, it is upsetting to hear about the racism some have experienced
28 in the Hispanic community and she has forwarded some of the feedback that
29 we learned as we think about Hispanic Heritage Month, on September 19th
30 she attended the grand opening and ribbon cutting of the Croton Running
31 Company, on September 19th she attended the annual Croton Fire
32 Department Inspection, on September 22nd the Planning Board welcomed
33 alternate member Gabriella Mirabelli who stepped in for her first time,
34 attended the opening of the Blaze on September 21st, on September 21th
35 the John Patterson Historical Road Sign honoring John Patterson AKA John
36 rifle Jack Peterson a Revolutionary War hero was dedicated and thanked
37 everyone involved in making this happen, advised that the "60 plus
38 registration form" is out for fall 2026 and there are a lot of fantastic programs,

1 there will also be a session Demystifying Medicare on Sun, Nov 1st from
2 1:15PM - 4:30pm to address some of the changes to Medicare, on September
3 27th, as part of the IDEA Committee Coalition, she attended the Lorraine
4 Hansberry celebration co-naming a street in Lorraine Hansberry's honor as
5 well as an exhibit at the Croton Library, she has also been working with Mayor
6 Pugh interviewing Trustee candidates and thanked everyone who has applied
7 for that position. Trustee Nachtaler welcomed Nora to her new position.

8 Trustee Simon advised that the Croton Council of the Arts' annual fair was
9 terrific and was pleased to hear from Jim Christensen how effective the use
10 of our Village shuttle was this year, on September 3rd we held our New York
11 Forward Town Hall meeting, and thanked Mayor Marjorie Hsu from Sleepy
12 Hollow who lead us through the ins and outs of the New York Forward process,
13 we will have more to report fairly soon, on October 4th from 11:00 to 3:00
14 the Fire Fair will be held, this year's theme is going to be "charge into fire
15 safety-safe charging is a superpower", sadly the Rotary car show was
16 cancelled due to weather, but they will be back next year, on September 9th
17 we held a ribbon cutting for the train station solar array and thanked Lindsay
18 Audin who had such a great role in making this possible, we took more than
19 fifty of our Croton seniors to the Franklin Roosevelt Presidential Library, and
20 thanked Joanna Straub for her terrific work in putting that whole event
21 together, we held our joint 9-11 ceremony to honor our first responders, and
22 thanked Buchanan for taking the lead this year, on September 17th the
23 Manager and I bagged groceries at ShopRite, on September 19th we had a
24 ribbon cutting for the Croton Running Company, attended the Fire Association
25 of the State of New York press conference in Ossining, and is very pleased
26 that the Governor may signed legislation to expand the property tax
27 exemptions for firefighters and EMS, the Sustainability Committee met on
28 September 20th where they went over lots of different projects, on September
29 22nd Assemblywoman Dana Levenberg and Assemblyman Chris Burdick held
30 a round table for municipalities on housing question, they were interested in
31 knowing what works, what isn't working with respect to the Governor's
32 policies, on October 3rd a ribbon cutting will be held at 11:00am for Brooklyn
33 Embodied Pilates, following that Oktoberfest will begin at noon, best wishes
34 to Nora Nicholson as she gets ready for her new assignment, we are very
35 lucky that Nora is willing to invest the next segment of her life and career in
36 continuing to work for the Village.

1 Mayor Pugh extended his sincere thanks to the Croton Yacht Club ,especially
2 to Dennis Kooney, our Summerfest Grand Marshal, for his excellent work in
3 organizing River Day.

4 There being no further business to come before the Board, a motion to close the
5 meeting was made by Trustee Simon. Motion was seconded by Trustee Slippen and
6 approved with a 4-0. Meeting adjourned at 9:40pm.

7 Respectively submitted,

8 Judy Weintraub, Board Secretary

9

10

Paula DiSanto, Village Clerk