

On motion of TRUSTEE POLITI, 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 5-0 vote.

Resolution #86-2024

WHEREAS the Village of Croton-on-Hudson has owned the parcel known as Parking Lot A (“the Property”) since the 1960s, when it was purchased from the New York Central Railroad, and

WHEREAS the Village Board has determined the Property is not needed for municipal purposes, and

WHEREAS the Property is located in the Light Industrial (LI) Zoning District, allowing for a variety of light industrial, commercial and multi-family residential uses, and

WHEREAS beginning in 2021, the Village Board of Trustees planned for, and ultimately began, a rezoning study of the South Riverside Avenue corridor and Harmon Gateway, and

WHEREAS on November 1, 2022, the Village Board adopted Local Law 14 of 2022, which amended certain zoning provisions for the Light Industrial Zoning District to permit transit-oriented development consisting of mixed use or multi-family residential buildings on certain lots fronting on Croton Point Avenue on the west side of Route 9 and within 1500 feet of the Metro-North Croton-Harmon Train Station, and

WHEREAS the amended zoning provisions allow for an all-residential building at the Property with a maximum floor area ratio of 1.2, maximum building height of five stories and a unit mix of studios, one-bedrooms and two-bedrooms, and

WHEREAS in December 2022, AKRF Inc. was hired to prepare a Request for Proposals (RFP) for the purchase and development of the Property, and

WHEREAS a resident advisory task force was formed by the Mayor to provide the Board with input and feedback on the RFP, as well as any of the proposals received by the Village, and

WHEREAS the RFP was issued by the Village on July 24, 2023, with an initial return date of November 1, 2023, and

WHEREAS the Village ultimately extended the return date of the RFP to November 15, 2023, and

WHEREAS the RFP included provisions reserving a minimum of 20% of the units for affordable housing and that a project labor agreement be negotiated with the Building & Construction Trades Council of Westchester and Putnam Counties, and

WHEREAS the Village received two proposals by November 15, 2023, which were sent to the task force for review and comment, and

WHEREAS after reviewing the report generated by the task force, the Village Board invited the two proposers to present their proposals to the Village Board, and

WHEREAS the Village Board met with each of the proposers, reviewed the proposals, the qualifications submitted by the proposers and their experience developing similar projects, and their financial qualifications, and

WHEREAS the Village Board has decided to move forward with the transaction with WBP Development LLC of Chappaqua, New York,

NOW THEREFORE BE IT RESOLVED that the Village Board hereby chooses WBP Development LLC as the proposed purchaser and developer of the Property and directs the Village Attorney to draft and negotiate the legal terms of a contract with WBP Development LLC, in accordance with the terms of the Village's July 24, 2023, RFP, the WBP Development LLC Proposal and the attached term sheet, for consideration by the Village Board, it being understood that the Village will be under no binding obligation to WBP Development LLC unless and until the Village has executed a written contract with WBP Development LLC.

Dated: April 24, 2024