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Village of Croton-on-Hudson Board of Trustees Selects WBP Development LLC for Redevelopment of Parking Lot A

(CROTON-ON-HUDSON, NY) - The Board of Trustees of the Village of Croton-on-Hudson, New York, has selected **WBP Development LLC** as the proposed purchaser and developer for the redevelopment of **Parking Lot A**, an underutilized 1.23-acre parcel owned by the Village since the 1960s. WBP Development LLC intends to purchase the parcel for \$2.3 million and construct a multi-family, transit-oriented development at the site, with a minimum of 20% of units designated as affordable housing, with the potential for additional affordable units, including affordable condos for ownership, contingent on funding.

Village Mayor Brian Pugh said, "The acceptance of this proposal signifies our Village's commitment to expanding housing options, as detailed in our comprehensive plan. It will convert an unused parcel into a taxable asset, fuel community investment, and the potential to actualize the dream of homeownership in a time when it is out of reach for so many. This project embodies affordability, sustainability, union labor, and thoughtful planning—a significant win for our Village. With gratitude for the collective efforts that have led us here, I eagerly await the transformation of this vacant lot into homes for families of all kinds."

WBP Development LLC is a residential real estate development firm headquartered in Westchester County, New York, specializing in high-performance, affordable, mixed-income, and market-rate housing developments. The developer's portfolio includes two projects within Croton-on-Hudson: Westwind, a 34-lot subdivision completed in 1998, and Arrowcrest, a 30-lot subdivision completed in 2000.

"Our company was immediately attracted to this site due to its proximity to the train station in a beautiful village that we know well," said James Wendling, Chief Operating Officer of **WBP Development LLC**. "We're excited now to be back and turn this underutilized parking lot into a vibrant transit oriented multifamily development that will diversify the housing options in the village, and attract current Croton-on-Hudson residents, as well as those from surrounding communities."

At the Board of Trustees meeting on April 24, 2024, a resolution was adopted unanimously to approve the Chappaqua, New York-based developer for the sale and redevelopment of the property. This decision came after a selection process initiated by the Village with the issuance of a Request for Proposals (RFP) on July 24, 2023. The RFP underwent thorough evaluation by a resident advisory task force and

incorporated crucial provisions for affordable housing and a project labor agreement (PLA).

Jeff Loughlin, President of the **Westchester Putnam Building & Construction Trades Council**, commended the Village Board for recognizing the importance of including a project labor agreement (PLA) requirement for the project, remarking, "The Village's commitment to working with the Council and supporting a PLA will ensure that those working on this project receive fair wages, health and pension benefits, and working conditions that will ensure that this project is performed safely, on time and within budget."

Thomas Carey, President of the **Westchester/Putnam Central Labor Body AFL-CIO**, said, "Thank you, Mayor Pugh and the Croton-on-Hudson Village Board, for your leadership and foresight in including a PLA requirement for this project. This will ensure a quality project built on time, on budget and, most importantly, with a standard of safety on the job site."

John Ravitz, Executive Vice President/Chief Operating Officer of the **Business Council of Westchester** (BCW), said, "The BCW, the county's largest business membership organization focusing on economic development and advocacy, is thrilled with the announcement regarding the Village of Croton-on-Hudson and BCW member WBP Development LLC to build new multi-family housing. This type of partnership between a local municipality and a proven successful developer will be a model for the rest of the state. The project will build much needed housing, create new jobs and bring in new revenue to the village."

Adam Decker, Chair of the **Croton Housing Task Force**, said, "This is a property which is perfectly placed for Transit-Oriented Development, given its proximity to both our train station and arterial roads. Croton residents and our larger area are already paying dividends from Croton's smart approach to growth. Thanks to the imagination and initiative of the Board, our Village continues to be the model of effective leadership in our area."

Nance Shatzkin, President of the **Croton Housing Network**, said, "The developer chosen for the project has an excellent reputation for quality housing development and the addition of the adjoining lot means the site can be developed with a unified vision for this gateway to our Village."

Following the selection, the Village Attorney will draft a contract with WBP Development LLC, aligning with the terms outlined in the Village's July 24, 2023, RFP, the WBP Development LLC Proposal, and the term sheet presented at the April 24th Board of Trustees Meeting. Once drafted, the contract will be presented to the Village

Board for consideration and approval. Final plans for construction on the site must undergo the usual process of obtaining special permits, site plan approval, and engineering review, as mandated by the Village Code, the Village's Local Waterfront Revitalization Program (LWRP) and the New York State Environmental Quality Review Act (SEQRA).

Additional information, including [renderings](#) and the [project FAQ](#), can be found on the Village's [projects and initiatives page](#).

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