



Waterfront Advisory Committee

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

Chairman
CHARLIE KANE

Members
ANN GALLELLI
STUART GREENBAUM
BRUCE KAUDERER
IAN MURTAUGH

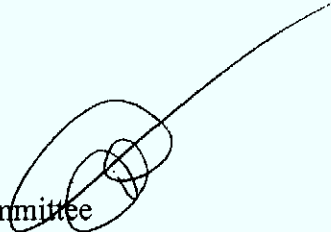
Attorney
JAMES STAUDT

Village Engineer
DANIEL O'CONNOR, P.E.

Secretary
RONNIE ROSE

MEMORANDUM

TO: Mayor Leo Wiegman and Board of Trustees

FROM: Charlie Kane, Chairman of Waterfront Advisory Committee 

SUBJECT: General Splice Corporation – 1 Niles Road (Sec. 68.14 Blk. 5 Lots 4, 5) –
Referral from Village Board regarding a special use permit for non-conforming use

DATE: September 23, 2011

On September 22, 2011, the Waterfront Advisory Committee reviewed the above-referenced referral for consistency with the Village's Local Waterfront Revitalization Program (LWRP). Based on their review of the application materials which includes a site plan and survey, Short Environmental Assessment Form (EAF) dated August 19, 2011, the Coastal Assessment Form (CAF) dated August 19, 2011, and a discussion on the site visit conducted by the Village Engineer, Assistant Building Inspector, and a Planning Board Member on September 12, 2011, the WAC made a preliminary determination of consistency with the LWRP. The vote was 3-0 in favor. Chairman Charlie Kane, Stuart Greenbaum, and Bruce Kauderer were present.

In reviewing the CAF, p. 2, C, 1., the answer should be "YES", not "NO" because the proposed action is *contiguous* to the Croton River. The answer to C, 1. a) *Significant fish or wildlife habitats* should be changed to "YES", not "NO" as the Croton River is listed as a Significant Fish and Wildlife habitat. The answer to C, 1. b) *Scenic resources of local or statewide significance* should also be changed to "YES", not "NO" because the proposed action is located in the Croton Gorge, a listed scenic area.

The WAC evaluated this application for consistency in accordance with the LWRP policy standards and conditions set forth in section 225-6(J) of the Village Code, which are further explained and described in Section III of the LWRP. The WAC members reviewed the policies in the LWRP and believes that this application is consistent with these LWRP policies. Because there are no expected adverse impacts on coastal resources, there is no reason to consider alternative actions or mitigation measures.

It is for the reasons contained in this memorandum that the WAC issues its preliminary recommendation of consistency.