

Village of Croton-on-Hudson



Engineering Department
 Stanley H. Kellerhouse Municipal Building
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Application for Wetlands Activity Permit

Received SEP 24 2025

Engineers Office (Form # Eng-§227) (Revised 03 2012)

Application Date: 09-24-2025 Is this application relevant to an open building permit? ☐ Yes ☒ No
Application #: 20250570 **Building Permit #:** _____

Property Information: Section: 68.9 Block: 4 Lot: 38
 Property Location (street address): _____
 # of Acres or Sq. Ft: 1.3 Zoning District RA-40 Commercial Lot: ☐ Yes ☒ No Vacant Lot: ☐ Yes ☒ No

Applicant Information: Person or Company Doing Work: ☒ Owner ☒ Contractor ☐ Other: _____
 Last Name: Brill First Name: Harvey MI: _____
 Company: _____
 Address: 204 Hessian Hills Rd
 Address: _____
 Phone #: [REDACTED] Cell #: [REDACTED] E-mail: [REDACTED]

Property Owner: ☒ Same As Above
 Last Name: _____ First Name: _____ MI: _____
 Company: _____
 Address: _____
 Address: _____
 Phone #: _____ Cell #: _____ E-mail: _____

Description of proposed work in wetland or wetland buffer:

Plans & Specifications: Note: See §227-7 of the Village Code for all requirements.

Detail plans & specifications for the proposed wetland activity, drawn to a scale of not smaller than 1" = 50', shall show the following:

1. Estimated quantities of material to be deposited or removed.
2. Pre- and post-development impervious surface area.
3. Location of any well and any septic or other waste disposal system with 50 ft. of the area to be disturbed.
4. Details of any proposed drainage system, both for the construction and the final development & maintenance requirements.
5. If creation, modification or enlargement of a pond is proposed, details of the construction of any dams, embankments, outlets or other water-control devices & deposition of the spoil material.
6. List all beneficial functions of the wetland, waterbody or watercourse which will be affected by the proposed activities.
7. Erosion and sediment controls must be provided and a schedule for their installation & maintenance.

INSTRUCTIONS:

1. Submit eight (8) copies of all specified supporting plans & documentation when WCC is approving authority, three (3) copies when Village Engineer is approving authority and fourteen (14) copies when Planning Board is approving authority. (Note: PDF's or other acceptable electronic copies of all documents must be submitted if WCC or Planning Board is approving authority.)
2. Include a completed environmental assessment form (EAF), a Coastal Assessment Form (CAF) and a USGS topographic map with the property outlined. When the Village Engineer is approving authority, an EAF and CAF are not required.

3. If proposed project qualifies as a land development activity, a Stormwater Pollution Prevention Plan (SWPP) consistent with the requirements of Chapter 196, Article I must be submitted.
4. The approving authority for all applications is the Water Control Commission; exceptions are listed on page 2.
5. Attach Certificate of Liability Insurance naming the Village of Croton-on-Hudson as additional insured and certificate holder and documentation of Disability and Workers Compensation Insurance with the Village listed as certificate holder.

I certify that the above information is accurate, and I am the property owner or authorized by the owner to file this application on their behalf and that I will indemnify and hold the Village harmless against any damage or injury that may be caused by or arise out of any entry onto the property in connection with the processing of the application, during construction or performance of the work or within one year after the completion of the work.

Harvey Bruc
Applicant's Name (please print)

[Signature]
Applicant's Signature

9/24/25
Date

FOR VILLAGE USE ONLY:

Fee \$ 350.00

Fee Paid (date): 9/25/25

Received by: [Signature]

APPROVED BY: ☐ WCC

☐ VILLAGE ENGINEER

☐ PLANNING BOARD

Approving authorities –Wetlands Law -Section 227 –E:

The approving authority for all applications shall be the Water Control Commission, except as follows:

- (1) The Planning Board shall be the approving authority for any application involving property that is also the subject of a pending site plan, minor site plan, subdivision or special permit application, or fill or excavation permit, in accordance with the Code of the Village of Croton-on-Hudson, and for any application that also involves the construction or establishment of a principal building or use.
- (2) The Village Engineer shall be the approving authority for any of the following activities proposed to be conducted on property not subject to regulation by the State of New York, and no public hearing shall be required:
 - (a) Removing water-deposited silt and/or other material in order to restore the preexisting land elevations, provided that the total amount removed does not exceed 15 cubic yards of material.
 - (b) Restoring land elevations that have been altered by erosion or storm damage.
 - (c) The construction, expansion or improvement of private residential or recreational facilities, as otherwise legally permitted, provided that the total amount of material deposited, removed or regraded does not exceed 15 cubic yards.
 - (d) The construction of driveways not associated with any other construction approvals where alternative means of access are proved to be impractical, provided that the amount of material to be deposited or regraded in connection with such construction does not exceed 100 cubic yards.
 - (e) The use of harmless chemicals, dyes and other similar substances to maintain or study any wetland.
 - (f) Decorative landscaping and planting in wetlands when covering less than 1/10 of an acre.
- (3) Where the Water Control Commission or Village Engineer initiates a review of an application submitted pursuant to this chapter and determines that because of the scope, nature, location or potential environmental impact of the action which could result from approval of the wetlands permit a public hearing would be either necessary or appropriate, the application shall be immediately forwarded to the Planning Board for public hearing, whereupon the Planning Board shall become the approving authority for such application.

From: Jan Johnsen, Johnsen Landscapes & Pools

Date: 9/25/2025

Re: **Brill Property Proposed Swimming Pool , 204 Hessian Hills Road, Croton on Hudson**

Regarding the Village of Croton-on-Hudson Wetlands Findings Statement,
per Village Code 227:

1) Whether the proposed activity is consistent with the findings and intent of this chapter as set forth in §§ 227-1 and 227-2 hereof.

Yes, the proposed project is consistent with the findings and intent of 227-1 and 227-2.

2) Whether the proposed activity will have an environmental impact and the extent of that impact.

The project proposes the installation of a 36 ft x 18 ft rectangular in-ground pool. It does not require the removal of any trees. The pool area is at the same relative level as the lowest floor of the house - to create level area we will install low stone walls to retain both the upper hillside and lower hillside. We will use the soil that is generated from cutting into the slope to fill in the lower area (cut and fill).

This plan is similar to the one that was approved by the Wetlands Commission 19 years ago. But this plan has a smaller pool and less hard surfacing than the one originally approved. It is a smaller footprint overall.

3) Whether there are possible or practicable alternatives to the proposed activity.

There is no other alternative swimming pool site on the 1.21 acre property that is viable. The proposed pool is within the side and rear yard setback requirements.

4) Whether the proposed activity will have a deleterious effect on the health, safety or welfare of the residents of the Village or its neighboring communities.

No, there is no deleterious effect on the health, safety or welfare of the residents of the Village.

5) Whether the proposed activity will have adequate safeguards for the protection and preservation of the environment and the wetlands, and for the natural functions of and benefits derived from such areas.

No wetlands are located in the project area. Safeguards for work include erosion and sediment controls such as silt fence and it will also have construction fence denoting the

limit of the work area. We will make sure the construction activities will abide by all environmental and contract documents.

6) Whether the proposed activity will have adequate safeguards employing the best available technology to protect the surface water and groundwater supplies of the Village from drought, pollution, overuse and other forms of misuse.

Yes, safeguards include erosion and sediment controls such as silt fence. It will also have infiltrator chambers (Cultec) to manage runoff through subsurface infiltration.

7) Whether the proposed activity has been planned or designed so as to create minimal disturbance; to prevent or mitigate damage from erosion, turbidity or siltation; to preserve the natural flora and fauna and their habitat; to protect against flood and pollution of the wetlands; and to protect any other benefits of wetlands as enumerated in §§ 227-1 and 227-2 hereof; and is the best practicable alternative available for accomplishing the proposed action.

Yes, the proposed project is designed to minimize clearing to the maximum extent practicable. Erosion and sediment controls will be in place prior to any ground disturbance.

8) Whether there is a practicable alternative site for the proposed activity in another area of the subject property that is not a wetland.

Impacts to wetlands are not proposed. There is no practicable alternative site.