



Waterfront Advisory Committee

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

Chairman
LEN SIMON

Members
STUART GREENBAUM
STEVE KRISKY
CARA POLITI
LEO WIEGMAN
Village Engineer

DANIEL O'CONNOR, P.E.
Secretary

KAREN STAPLETON

TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Simon, Waterfront Advisory Committee

RE: Referral from Village Board for a Local Waterfront Revitalization Program (LWRP)
Consistency review Improvements to Drainage Along Brook Street and Terrace Place

DATE: September 17th, 2025

On September 16, 2025, the Waterfront Advisory Committee (WAC) reviewed for consistency with the Village's Local Waterfront Revitalization Program (LWRP) the referral listed above. Based on the Committee's review of the 44 LWRP policies, the Waterfront Advisory Committee made a recommendation of consistency with the LWRP.

The WAC reviewed the Short Environmental Assessment Form and determined that there were no changes necessary.

The WAC reviewed the Coastal Assessment Form and recommended the following change:

1) In Section C, Part 4 "p" the question should be marked "Yes," that best management practices be utilized to control storm water runoff into coastal waters..

The committee reviewed the 44 LWRP policies and determined that the following policies are relevant:

POLICY 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses

POLICY 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.

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 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.

POLICY 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.

POLICY 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.

POLICY 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

POLICY 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

POLICY 33: Best Management Practices will be used to ensure the control of 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

The committee also reviewed the 11 LWRP Section IV policies and determined that the following policy is relevant:

POLICY 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.

The proposed drainage system improvements will reduce flooding and erosion impacts on the properties along the upper section of Brook Street.

Improvements at the lower section of Brook Street will reduce ponding of storm water at the intersection of Brook Street and Riverside Avenue.

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