



**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**  
**STACEY NACHTALER**  
**LEO WIEGMAN**  
*Village Engineer*  
**VINCENT SALANITRO, 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 for Local Law Introductory 5 of 2026 to amend the provisions relating to Affordable Housing to allow for certain occupational preferences.

**DATE:** February 25, 2026

On Tuesday, February 24, 2026, 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.

Bryan Healy stated that adding occupational preferences for new occupational housing units has been a priority of the Village Board for a while. The Village has been working with the Pace Land Use Law Center and the Housing Action Council. Data from the American Community Survey has been analyzed that shows the occupations considered (emergency service workers, medical service workers, and Veterans of the U.S. Armed Forces) are majority-minority.

The WAC pointed out a typographical error on Page 2 of the local law, under Section D, "Waivers," it should state *"If a site plan or subdivision applicant wishes to voluntarily provide more AFFH units than are required by Subsection C above."* Currently it says *"...required by Subsection B."*

The WAC reviewed the Coastal Assessment Form and no changes were noted.

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

The WAC reviewed the 44 LWRP policies and determined that none were applicable.

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