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03/13/2026

31 Glengary Road – Engineering Department Memo to Planning Board

The applicant appears before the Planning Board seeking **Amended Site Plan Approval, Wetlands Permit Approval, and an Amended Special Permit** for the proposed installation of an awning and vestibules at the temple.

The property is located in the **RA-40 Residential Zoning District**. Pursuant to **Village Code §230-9.1A(4)**, as further supported by **§230-9.2A**, *places of worship* are permitted by **special permit**, and the Code requires a special permit for the **expansion, extension, reconstruction, rebuilding, or relocation** of such uses or buildings. The Code further states that this requirement applies even where the use was legally in existence prior to January 1, 2001. Because the proposed vestibule constitutes an **extension of the existing building**, the application requires **an amendment to the existing special permit**.

Additionally, pursuant to **Village Code §230-67A(1)**, **Site Plan approval by the Planning Board is required for any new construction or enlargement of a building**, except for the new construction or enlargement of a **residential building** in the RA or RB Districts. As the proposed project involves an **enlargement of a non-residential structure**, the applicant is required to obtain **Amended Site Plan Approval** from the Planning Board.

Lastly, the proposed improvements are located within the **120-foot wetland buffer** associated with the stream to the north of the property. Accordingly, a **Wetlands Permit** is required. Pursuant to **Village Code §227-7F(1)**, the **Planning Board is the approving authority** for wetlands permit applications where the property is also the subject of a pending site plan or special permit application.

Overall, the scope of the proposed work is limited. The addition of the vestibule appears intended to improve security and weather protection at the main entrance. Based on the information provided, the proposed work is not expected to alter existing drainage patterns; however, **Building Permit plans should confirm that existing drainage conditions will remain unchanged**.

Thank you,

Vincent Salanitro, P.E.
Village Engineer