

Village of **Croton-on-Hudson**



Engineering Department
Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501
Tel: 914-271-4783, Fax: 914-271-3790

Village Board
and
Planning Board
Application

Rev. 10/2025

Note: Prior to submitting this application, the Planning Board Secretary at 914 271-4783

Application Date: March 6, 2026

Application #: 20260053

(for Village Use Only)

Property Information:

Section: 68.09

Block: 4

Lot: 42

Property Location (street address) 31 Glengary Road

Zoning District: RA-40

Commercial Lot yes no

Vacant Lot yes no

Applicant Information: Owner Contractor Other: NYS Licensed Architect

Last Name: Dirsa

First Name: Sarah

Company: KG+D Architects

Address: 285 Main Street, Mount Kisco, NY 10549

Address:

Office #: 914-666-5900 Fax #:

E Mail Address:

Property Owner: Same As Above

Last Name:

First Name: Temple Israel of Northern Westchester MI:

Address: 31 Glengary Road, Croton-on-Hudson, NY 10520

Address:

Phone #:

Cell #:

E-Mail Address:

Application Type: (Please check those that apply)

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan* | <input type="checkbox"/> Amended Site Plan* | <input type="checkbox"/> Minor Site Plan |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Amended Site Plan Extension | <input type="checkbox"/> Minor Site Plan Extension |
| <input type="checkbox"/> Building Envelope Modification | | |
| <input type="checkbox"/> Wetlands Permit * | <input type="checkbox"/> Village Board Special Permit * | |
| <input type="checkbox"/> Steep Slope Permit * | <input type="checkbox"/> Village Board Special Permit Renewal * | |
| <input type="checkbox"/> Excavation & Fill Permit | <input checked="" type="checkbox"/> Planning Board Special Permit * | |
| <input type="checkbox"/> Preliminary Subdivision | <input type="checkbox"/> Planning Board Special Permit Renewal * | |
| <input type="checkbox"/> Final Subdivision | | |

*note: Public Hearing required for these permits

NOTE: The Planning Board also reviews applications (e.g., special permits, accessory apartments, zoning amendments, etc.) that have been referred to them by the Village Board for a recommendation. No public hearing before the Planning Board is required for referral applications.

Per §230-57, the submission should also include the following documentation:

- A. A description of the proposed use, with reference to the appropriate use and regulations of this chapter, including any supplementary regulations applying thereto.
- B. A cost-benefit analysis or similar study to review the estimated municipal costs, services and prospective revenues which would be generated by the proposed use.
- C. Evidence that the proposed use is consistent with the goals of the Village Master Plan.
- D. A traffic and circulation study projecting the effects of the proposed use of the existing and probable future traffic and access in the vicinity of the proposed use.
- E. Copies of environmental assessments or permit applications and supporting materials which may be required to meet New York State or federal regulations.
- F. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Chapter 196, Article I, Stormwater Management and Erosion and Sediment Control, shall be required for any special permit approval that qualifies as or authorizes a land development activity as defined in Chapter 196, Article I. The SWPPP shall meet the performance and design criteria and standards in Chapter 196, Article I. The approved special permit shall be consistent with the provisions of Chapter 196, Article I.

INSTRUCTIONS: Please submit eight (8) paper copies (Nine copies if a special permit from the Village Board is also required) of supporting materials to the Planning Board Secretary and one (1) pdf file of all application materials to engineering@crotononhudson-ny.gov

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.

Applicant certifies that he is authorized by the Owner of subject premises to conduct the project described above.

<u>Sarah W. Dirsa</u>	<u>Sarah W. Dirsa</u>	<u>March 6, 2026</u>
Applicant's Name (please print)	Signature of Applicant or Agent	Date

FOR VILLAGE USE ONLY:

Fee: \$0 Paid on: _____ Rec'd by: _____
TAXES PAID: _____ LEASE AGREEMENT (If applicable) _____
HEARD BY THE VILLAGE BOARD ON: _____ (date) HEARD BY THE PLANNING BOARD ON: _____ (date)
PUBLIC HEARING HELD ON: _____ (date) PUBLIC HEARING HELD ON: _____ (date)
APPROVED: _____ DENIED: _____ APPROVED: _____ DENIED: _____

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RECEIVED
MAR 09 2026
Engineers Office

Application for Wetlands Activity Permit

(Form # Eng-§227)
(Revised 03 2012)

Application Date: 03/09/2026 Is this application relevant to an open building permit? Yes No

Application #: 20260053 Building Permit #: _____

Property Information: Section: 68.09 Block: 4 Lot: 42

Property Location (street address): 31 Glengary Road
of Acres or Sq. Ft: 7.5 +/- Zoning District RA-40 Commercial Lot: Yes No Vacant Lot: Yes No

Applicant Information: Person or Company Doing Work: Owner Contractor Other: NYS Licenced Architect

Last Name: Dirsa First Name: Sarah MI: _____

Company: KG&D Architects

Address: 285 Main Street, Mt. Kisco, NY 10549

Address: _____

Phone #: 914-666-5900 Cell #: _____ E-mail: _____@_____om

Property Owner: Same As Above

Last Name: _____ First Name: _____ MI: _____

Company: Temple Israel of Northern Westchester

Address: 31 Glengary Road, Croton-on-Hudson, NY 10520

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.

Sarah Dirsa	<i>Sarah W. Dirsa</i>	March 6, 2026
Applicant's Name (please print)	Applicant's Signature	Date

FOR VILLAGE USE ONLY:

Fee \$ <u>0</u>	Fee Paid (date): _____	Received by: _____
APPROVED BY:	<input type="checkbox"/> WCC	<input type="checkbox"/> VILLAGE ENGINEER
		<input type="checkbox"/> 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.

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Applicant certifies that he is authorized by the Owner of subject premises to conduct the project described above.

Sarah Dirsra

Applicant's Name (please print)

Sarah W. Dirsra

Signature of Applicant or Agent

1/21/26

Date

FOR VILLAGE USE ONLY:

Fee: \$0 Paid on: _____ Rec'd by: _____

TAXES PAID: LEASE AGREEMENT (If applicable) _____

HEARD BY THE VILLAGE BOARD ON: N/A (date) HEARD BY THE PLANNING BOARD ON: 2/24/26 (date)

PUBLIC HEARING HELD ON: 3/10/26 (date) PUBLIC HEARING HELD ON: _____ (date)

APPROVED: _____ DENIED: _____ APPROVED: _____ DENIED: _____