

DRAFT

WATERFRONT ADVISORY COMMITTEE MEETING

Wednesday, February 24, 2026 6:30 p.m.

Small Conference Room

PRESENT Len Simon, Chairperson (Absent)
Stuart Greenbaum (Absent)
Steve Krisky
Stacey Nachtaler
Leo Wiegman

ALSO PRESENT: Vincent Salanitro, P.E. Village Engineer
Bryan Healy, Village Manager

1) CALL TO ORDER

Acting Chairman Wiegman called the Waterfront Advisory Committee meeting of February 24, 2026 to order at 6:30 p.m.

2) REFERRALS

- a) *Referral from Village Board of Trustees 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.*

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.

Stacey Nachtaler made a motion to accept the Coastal Assessment Form, seconded by Steve Krisky, and the motion carried, 3 – 0, with Len Simon and Stuart Greenbaum being absent.

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

Steve Krisky made a motion to accept the Short Environmental Assessment Form, seconded by Stacey Nachtaler, and the motion carried, 3 – 0, with Len Simon and Stuart Greenbaum being absent.

The WAC reviewed the 44 LWRP policies and found that none were applicable, as noted in the memo attached. Since there is nothing in the referrals that is inconsistent, the WAC made a recommendation of consistency.

MOTION: Stacey Nachtaler made a recommendation of consistency, seconded by Steve Krisky, and the motion carried, 3 – 0, with Len Simon and Stuart Greenbaum being absent.

- b) *Referral from Village Board of Trustees for a Local Waterfront Revitalization Program (LWRP) Consistency review from the State of New York, Department of Transportation, regarding the Rehabilitation of a Vehicular Bridge that spans above the MTA Metro North Hudson Line at Half Moon Bay Drive.*

It was determined that as this project is considered a SEQRA Type II Action, an environmental review is not required. This federally funded project will rehabilitate an existing bridge, and not change the footprint.

The WAC reviewed the 44 LWRP policies and identified applicable policies, as noted in the memo attached. Since there is nothing in the referrals that is inconsistent, the WAC made a recommendation of consistency.

MOTION: Steve Krisky made a recommendation of consistency, seconded by Stacey Nachtaler, and the motion carried, 3 – 0, with Len Simon and Stuart Greenbaum being absent.

3. APPROVAL OF MINUTES

Steve Krisky made a motion to approve the minutes of the WAC meeting of February 18, 2026, seconded by Leo Wiegman, and the motion carried, 3 – 0, with Len Simon and Stuart Greenbaum being absent.

4. ADJOURNMENT:

There being no further business, Steve Krisky made a motion for adjournment, seconded by Stacey Nachtaler, and the meeting adjourned at 7:21 p.m.

Respectfully submitted, Karen Stapleton
Secretary to the Waterfront Advisory Committee