



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

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Date: May 20, 2026
To: Robert Luntz, Planning Board Chairman
From: Stuart Greenbaum, Water Control Commission Chairman
Subject: Recommendation to PB regarding Wetlands Activity Permit Application for Proposed ADU -129 Scenic Drive West

At its meeting on Monday, May 18, 2026, the Water Control Commission reviewed the referral from the Planning Board for a Wetlands Activity Permit (disturbance in watercourse buffer zone) application for 129 Scenic Road West, Croton-on-Hudson to create an ADU using about 500 square feet of existing finished basement plus an addition of approximately 250 square feet as well as for a retaining wall structure around an egress window of which will exceed the building limit area of the property.

The Water Control Commission based its review on the following:

- Wetlands Activity Permit Application prepared by Highlands Architecture PLLC and represented by Martin Mastromanaco of RGM PE PC Consulting Engineers
- “Site Plan Drawings” prepared by Highlands Architecture PLLC

The Water Control Commission recommends that the Planning Board approves the Wetlands Activity Permit and considers the following recommendations:

1. That, Best Management Practices be utilized for erosion and sediment control during construction of the proposed ADU
2. That, the rain garden be installed prior to the commencement of construction of the ADU