

Village of  **Croton-on-Hudson** New York

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05/26/2026

**129 Scenic Drive West – Engineering Department Memo to Planning Board**

The applicant appears before the Planning Board seeking approval for a Wetlands Activity Permit, Building Envelope Modification, Minor Site Plan Extension, and Accessory Apartment in connection with proposed improvements to the property located at 129 Scenic Drive West.

The subject property is located within the RA-25 Residential Zoning District and was originally approved as part of the Baltic Estates subdivision in 1996. As part of the subdivision approval, each lot was assigned a designated buildable area within which future residential structures were required to be located. The current proposal includes an encroachment of approximately 3.7 feet beyond the approved building envelope, thereby necessitating a Building Envelope Modification approval from the Planning Board.

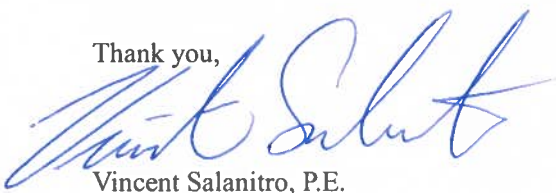
A dry stream, which may be classified as a wetland under the Village Code, is located to the rear of the property. The applicant proposes to construct a deck and basement addition within the associated 120-foot wetland buffer. Accordingly, a Wetlands Activity Permit is required. The Water Control Commission reviewed the application at its May 18, 2026 meeting and recommended approval subject to the condition that the proposed rain garden be installed prior to the commencement of construction.

The application also proposes the creation of an Accessory Dwelling Unit in the form of an accessory apartment, which requires Planning Board approval pursuant to the Village Code. In addition, because modifications are proposed to the previously approved site improvements, a Minor Site Plan Extension approval is also required.

In support of the application, the applicant has submitted the necessary architectural and engineering plans. The project engineer proposes the installation of a rain garden to mitigate runoff generated by the additional impervious surfaces associated with the proposed improvements. The rain garden is proposed outside of the 120-foot wetland buffer and is intended to provide both stormwater attenuation and water quality treatment benefits.

The property is serviced by a private sanitary sewer system that discharges to a private wastewater treatment plant. As part of this application, the Village requires the applicant to provide written confirmation from the operator of the private wastewater treatment plant that sufficient capacity exists to accommodate the additional wastewater flows generated by the proposed accessory apartment, in the form of a “will-serve” letter.

Thank you,



Vincent Salanitro, P.E.  
Village Engineer