

**VILLAGE OF CROTON-ON-HUDSON
DRAFT MINUTES WATER CONTROL COMMISSION
MONDAY, OCTOBER 20, 2025**

PRESENT: Mr. Leo Wiegman, Acting Chairman
Mr. William Pfrang
Dr. Carly Shanks
Mr. Richard Wetherbee

DRAFT

ABSENT: Mr. Stuart Greenbaum

ALSO PRESENT: Vincent Salanitro, Village Engineer

1. CALL TO ORDER at 4:30 p.m.

2. NEW BUSINESS

- a) *Harvey Brill, Owner—204 Hessian Hills Road— Located in a RA-40 Residence District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 68.09 Block 4 Lot 38. Request for a Wetlands Activity Permit Application with respect to the proposed construction of a swimming pool.*

PRESENT: Jan Johnson
Harvey Brill

The Village Engineer provided an overview of the application, explaining that the proposal involved construction of a swimming pool in the side yard of the property. The project had previously received approval in 2006; however, that approval had lapsed, requiring a new application and approval process. The revised proposal included modifications from the original approved plan.

Ms. Johnson, representing the applicant, presented the updated proposal. She explained that the revised design reduced the overall footprint of the project, including: a smaller pool size, reduced from 20' x 40' to 18' x 36', reduced paved surface area around the pool, and an increased green space, lawn area, and plantings.

The applicant stated that the revisions were intended to lessen the environmental impact and maintain greater sensitivity to the natural surroundings of the property. Ms. Johnson further explained that the pool location in the side yard was necessary due to septic system constraints in the rear yard.

The Board members asked several questions regarding the revised application. The Board requested clarification regarding the differences between the previously approved plan and the current proposal. Ms. Johnson confirmed the reduction in pool size and paved areas and reiterated the goal of reducing the project's environmental footprint. Questions were also raised concerning

retaining walls and grading changes. The applicant's representative explained that an existing retaining wall approximately 20 inches high would be removed. That a new retaining wall approximately 4 feet 5 inches high would be constructed at the lower end of the slope. Adding that the project involved both cut and fill grading further explaining that material generated from excavation on the upper portion of the site would be reused on-site, minimizing the need for importing material.

The board then discussed the proximity of the proposed disturbance area to the seasonal stream and associated setbacks. It was confirmed that the seasonal stream location and 120-foot setback remained consistent with the original approval. That the closest point between the disturbance area and the seasonal stream was estimated to be approximately 10 feet and that the area slopes downward toward the stream but was described as not being a steep slope.

A member of the Board asked why the previously approved project had not been constructed. Mr. Brill stated that the project had been postponed for personal reasons.

When asked about anticipated construction timing, the applicant indicated that construction would begin following approval and contractor scheduling.

MOTION: Mr. Wiegman made a motion to approve the wetland activity permit with conditions for the proposed construction of a swimming pool. Seconded by Dr. Shanks. The motion was carried unanimously with a 4-0 vote. Roll call: Mr. Wiegman – yes, Mr. Pfrang – yes, Mr. Wetherbee – yes, and Dr. Shanks – yes (Mr. Greenbaum, absent).

(Resolution attached)

3. APPROVAL OF MINUTES

A motion was made to approve the Minutes of August 25, 2025. Seconded by Acting Chairman Wiegman. All in favor with a vote of 3-0 (Mr. Wetherbee, abstained).

4. ADJOURNMENT

There being no further business to come before the Water Control Commission, the meeting was adjourned at 4:41 p.m.

Respectfully submitted by,

Stefanie Correale
Secretary to the Water Control Commission

RESOLUTION

WHEREAS, Harvey Brill, property owner has submitted an application to the **Water Control Commission (WCC)** of the Village of Croton-on-Hudson, for approval of a Wetland Activity Permit for the proposed construction of a swimming pool located at 204 Hessian Hills Road.

WHEREAS, the project location, is designated on the Tax Maps of the Village as **Section 68.09 Block 4 Lot 38.**

WHEREAS, the following documents have been submitted:

- Brill Property Pool & Landscape Concept Plan dated Sept 24, 2025 and prepared by Johnsen Landscape & Pools.
- Water Control Commission Meeting Minutes of March 15, 2006
- Swimming Pool & Landscape Plan for Brill Residence dated February 13, 2006
- Section Drawings of Proposed Pool for Brill Residence dated February 20, 2006

WHEREAS, this wetland permit is considered a Type II Action under the State Environmental Quality Review Act (SEQRA), therefore, no Negative Declaration is required;

WHEREAS, neighbors within 200 ft. of the project locations have been notified by mail;

WHEREAS, the WCC previously issued a wetland activity permit for the proposed project on 3/15/06;

WHEREAS, under Section 227-7(F) of the Village Code, the Water Control Commission is the approving authority for the issuance of a Wetland Activity Permit and hereby issues a Wetland Activity Permit, subject to the conditions specified below.

NOW, THEREFORE, BE IT RESOLVED, that the application is **GRANTED** and that the **Water Control Commission** authorizes the Wetlands Activity Permit in accordance with this resolution with the following conditions:

1. The foregoing recitals are incorporated herein as if set forth at length.
2. That, in accordance with Sections 227-8(F) and 227-8(G) of the Village Code the following conditions are established as part of the Wetland Activity Permit:
 - a) That the work conducted under the Wetland Activity Permit shall be open to inspection during daylight hours, including weekends and holidays, by the approving authority or its designated representative or the Village Engineer.
 - b) That the Wetland Activity Permit expiration date shall be **10/20/27** or upon completion of the work specified therein.
 - c) Permits may be renewed by the approving authority upon application submitted at least 60 days before the expiration of the permit. Standards for issuance of renewals shall be the same as for the issuance of permits.
 - d) That the Applicant shall notify the Village Engineer of the date on which the work is to begin at least five days in advance of such commencement date.
 - e) That the Wetland Activity Permit shall be prominently displayed at the project site during the undertaking of the activities authorized by the permit.
 - f) Soil erosion and sediment control devices shall be installed prior to any disturbance.
 - g) Within 30 days after completion of all work authorized under a permit issued in accordance with this chapter, the applicant shall notify the Village Engineer of such completion which notification shall terminate the permit but not relieve the Applicant of its responsibility under this permit.

Mr. Wiegman made a motion to approve the application as submitted with the conditions specified herein, seconded by Dr. Shanks and carried by a vote of 4-0. Roll Call: Mr. Wiegman, yes, Dr. Shanks, yes, Mr. Pfrang, yes. Mr. Wetherbee, yes. (Chairman Greenbaum, absent).

Date : October 20, 2025

