



Waterfront Advisory Committee

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

Chairman
LEN SIMON

Members
STUART GREENBAUM
STEVE KRISKY
STACEY NACHTALER
LEO WIEGMAN
Village Engineer
VINCENT SALANITRO, P.E.
Secretary
KAREN STAPLETON

TO: Mayor Brian Pugh and the Village Board of Trustees

FROM: Chairman Simon, Waterfront Advisory Committee

RE: *Referral from Village Board of Trustees for a Local Waterfront Revitalization Program (LWRP) Consistency review for Local Law Introductory No. 14 of 2026, the CAF and EAF to amend Chapter 223, Waterfront Revitalization, of the Village Code to provide clarification in the review of land use applications for consistency with the Local Waterfront Revitalization Plan*

DATE: August 31, 2026

On Tuesday, August 25, 2026, the Waterfront Advisory Committee (WAC) reviewed the referral listed above for consistency with the Village's Local Waterfront Revitalization Program (LWRP). Based on the Committee's review of the 44 LWRP policies, the Waterfront Advisory Committee made a recommendation of consistency with the LWRP.

Village Engineer Vincent Salanitro summarized the intent behind the revisions to the local law stating that since the state's changes to the State Environmental Quality Review Act (SEQRA), the Village is updating the existing Village code to include language giving Village Boards the ability to ask for information regarding environmental issues that would have previously been captured during the SEQRA process.

WAC member Stuart Greenbaum stated that nowhere in the code does it mention the impact of site development on property values for existing homeowners. Stuart Greenbaum would like to ask Nelson Pope Voorhis, the Village's planning consultants, to review the proposed language and give consideration to the concerns for existing property owners.

The WAC reviewed the Coastal Assessment Form and no changes were noted.

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

The committee reviewed the 44 LWRP policies and determined that the following policies are relevant:

POLICY 5A: When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.

POLICY 6: Expedite permit procedures in order to facilitate the siting of development activities at suitable locations

POLICY 7E: Runoff from public and private parking lots and from storm sewer overflows shall be effectively managed so as to prevent oil, grease and other contaminants from polluting surface and ground water and impact to the significant fish and wildlife habitats.

POLICY 7F: Construction activity of any kind must not cause a measurable increase in erosion or flooding at the site of such activity, or impact other locations. Construction activity in the Croton River and Hudson River spawning areas shall be timed so that the spawning of anadromous fish species and shellfish will not be adversely affected.

POLICY 7G: Construction activity of any kind must not cause significant degradation of water quality or impact identified significant fish and wildlife habitats.

POLICY 7H: Habitat-related policies identified in the Indian Brook-Croton Gorge Watershed Conservation Action Plan will be considered in actions proposed for these areas (see Appendix C).

POLICY 11: Buildings and other structures will be sited in the coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

POLICY 12: Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs.

POLICY 13: The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

POLICY 14: Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

POLICY 18: To safeguard the vital economic, social, and environmental interests of the State and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the State has established to protect.

POLICY 19: Encourage the linkage of open space from upland areas to and along the Hudson and Croton Rivers in the form of a trail or walkway system.

POLICY 19B: Increase public access to areas that offer physical and visual connection to the Hudson River or Croton River and Bay

POLICY 23: Protect, enhance, and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the State, its communities, or the Nation

POLICY 25: Protect, restore, or enhance natural and man-made resources which are not It is for the reasons contained in this memorandum that the WAC issues its recommendation of consistency.

POLICY 25A: Establish and protect identified public viewsheds of the Hudson River, including but not limited to the public views of the Hudson River from the western shoreline of the Village,

and the Croton River and Gorge. (The following scenic areas were noted in the LWRP as having local and regional significance: (1) Distinctive and scenic views of the Croton Point, (2) Views of the Hudson River from South Riverside Ave and Route 9 corridor, and (3) Vegetated slopes and undisturbed ridgelines particularly those in the viewsheds in the Croton Gorge, River, and Bay areas.)

POLICY 27: Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

POLICY 30: Municipal, industrial, and commercial discharge of pollutants, including but not limited to toxic and hazardous substances, into coastal waters will conform to State and National water quality standards.

POLICY 33: Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

POLICY 33A: The flow of stormwater discharge shall be controlled to limit the flow of pollutants from street and parking areas, etc. directly into the rivers and water bodies.

POLICY 37: Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

POLICY 37A: Control of the development of hilltops, and steep slopes should be exerted in order to prevent erosion and minimize runoff and flooding from new construction.

POLICY 38: The quality and quantity of surface water and ground water supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

POLICY 39: The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural lands and scenic resources.

POLICY 44: Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

POLICY 44A: Wetlands, water bodies and watercourses shall be protected by preventing damage from erosion or siltation, minimizing disturbance, preserving natural habitats and protecting against flood and pollution.

The committee reviewed the 11 LWRP Section IV, Proposed Land Uses & Projects policies and determined that the following policies are relevant:

POLICY #2: Address drainage systems that lead to erosion on steep slopes. The objective of this project is to promote activities that will control soil erosion and sedimentation caused by stormwater runoff. These issues are most significant along the steep banks of the Croton River Gorge.

POLICY #3: Facilitate upgrades to catch basins and outfalls to address floatables in Croton Bay. The intent of this project is to control stormwater runoff discharges and other pollutants from

entering Croton Bay. Protecting the ecological health of Croton Bay and River is a priority for the Village.

POLICY #7: Facilitate access to the Hudson River Waterfront. A recurring comment from public input during this LWRP process and prior plans was the need to improve access to the Hudson River waterfront for vehicles, pedestrians, and bicyclists. Although there have been some improvements such as the Brook Street pedestrian bridge, in general, access to the waterfront is limited, and difficult in some locations.

POLICY #8: Facilitate Croton Yacht Club/Croton Landing improvements. The concept of a waterfront restaurant, or another use at the southern end of Croton Landing Park, adjacent to the Croton Yacht Club, has been discussed by the Village for years. Parking is also an issue as there is already insufficient on-site parking at Croton Landing Park to satisfy demand during busy hours.

POLICY #11: Develop plan for future use of Gouveia Park. The purpose of this project is for the Village to create a conceptual plan that will examine how to best utilize the Gouveia Park, a 15.63-acre site acquired by the Village.