

DRAFT
WATERFRONT ADVISORY COMMITTEE MEETING
Monday, August 25, 2026 4:30 p.m.
Small Conference Room

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

ALSO PRESENT: Bryan Healy, Village Manager

1) CALL TO ORDER

Chairman Simon called the Waterfront Advisory Committee meeting of August 25, 2026 to order at 4:33 p.m.

2) REFERRALS

- a) *Referral from Village Board of Trustees to review correspondence from the Metropolitan Transportation Authority (MTA) for a Local Waterfront Revitalization Program (LWRP) Consistency review for the MNR Harmon to Poughkeepsie Signal System Upgrade Project*

Conor Devaney of the Metropolitan Transportation Authority (MTA) called in to the WAC meeting via Zoom and said that the goal of the project is to upgrade and replace signal and communications equipment along the northern portion of the Hudson Line of the railroad. The project will improve reliability and enable increased capacity for trains running between Croton-Harmon and Poughkeepsie stations. They plan to raise the new signals above the floodplain. The project is not expected to start until 2027/2028, and would take approximately five years, but that is for the entire corridor. When Len Simon asked what we can expect to see as the project is implemented, Conor Devaney said that the project should enhance reliability. Visually, around the train station and outside of the train station there would be signal huts, on elevated steel platforms. Near the train station, the structures would mainly be in the Metro North ROW, and they are trying to work out easements for a few other locations.

Stacey Nachtaler asked for the elevations of the proposed structures and was told that they would be around 22 feet tall, including the platforms and the huts. Stacey Nachtaler noted that the applicant stated that the structures would not block site-lines but had concerns about 25 twenty-two-foot structures. Len Simon asked about the stations just north of Croton-on-Hudson, and the MTA offered to come back with information on that.

Stacey Nachtaler asked about construction of the platforms as there are 1000 people who live right next to the train tracks. The applicant stated that they would prefer to work during the day, not overnight, but would try to mitigate the noise. The MTA does not have a contractor in place yet. The WAC asked about impact on Croton Landing, as a major park, as well as fishing along the waterfront. It was decided that there were many questions and a follow-up meeting was scheduled for September, so that the WAC could be provided with more information.

Leo Wiegman said that he wanted the railroad to be more efficient and appreciated the MTA's willingness to provide more detailed information in September.

- b) *Referral from Village Board of Trustees for a Local Waterfront Revitalization Program (LWRP) Consistency review for Local Law Introductory No. 13 of 2026, the CAF and EAF to amend Chapter 230, Zoning, of the Village Code to provide clarification in the review of site development plans*

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.

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

Leo Wiegman made a motion to accept the Coastal Assessment Form, seconded by Stuart Greenbaum, and the motion carried, 5 – 0.

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 Stuart Greenbaum, and the motion carried, 5 - 0.

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 Stuart Greenbaum, and the motion carried, 5 - 0.

- c) *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*

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.

Leo Wiegman made a motion to accept the Coastal Assessment Form, seconded by Stacey Nachtaler, and the motion carried, 5 – 0.

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

Stuart Greenbaum made a motion to accept the Short Environmental Assessment Form, seconded by Steve Krisky, and the motion carried, 5 - 0.

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, 5 - 0.

3. APPROVAL OF MINUTES

Leo Wiegman made a motion to approve the minutes of the WAC meeting of July 8, 2026, as amended, seconded by Steve Krisky, and the motion carried, 5 –0.

4. ADJOURNMENT:

There being no further business, Stacy Nachtaler made a motion for adjournment, seconded by Leo Wiegman, and the meeting adjourned at 5:38 p.m.

Respectfully submitted, Karen Stapleton
Secretary to the Waterfront Advisory Committee