Village of Croton-on-Hudson

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

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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: Acting Chairman Leo Wiegman, Waterfront Advisory Committee

RE: Referral from Village Board of Trustees for a Local Waterfront Revitalization Program (LWRP) Consistency review for draft Local Law Introductory No. 16 of 2026, the EAF and the CAF that seeks to amend the text of Chapter 230 "Zoning" to provide clarification for land use applications in connection with licensed adult use cannabis dispensaries.

DATE: October 7, 2026

On Tuesday, October 6, 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.

As Chairman Len Simon was absent, Leo Wiegman chaired the meeting. The WAC requested clarification as to where Local Law 16 of 2026 stands in respect to the statewide cannabis law and whether the particulars of this local law put the Village in any conflict with the statewide law.

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 applicable and consistent with the Village's LWRP:

POLICY 5: *Encourage the location of development in areas where public services and facilities essential to such development are adequate.*

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 sitting of development activities at suitable locations*