

DRAFT
WATERFRONT ADVISORY COMMITTEE MEETING
Wednesday, September 16, 2026 4:00 p.m.
Georgianna Grant Meeting Room

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

ALSO PRESENT: Vincent Salanitro, Village Engineer

1) CALL TO ORDER

Chairman Simon called the Waterfront Advisory Committee meeting of September 16, 2026 to order at 4:01 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*

This is a follow up meeting from the WAC meeting that was held on August 25, 2026. Conor Devaney, MTA/MNR Project Manager once again participated via Zoom. Prior to this meeting, Conor Devaney submitted responses from the WAC members from the August 25, 2026 meeting, as well as images of the signal structures.

Per Conor Devaney's report, the proposed work will not increase erosion/flooding, impair habitat, diminish water quality or diminish scenic resources. It was noted that the plans are not finalized, and there may be slight adjustments. Leo Wiegman asked about snow melting equipment, and Jessica Bliven of Gannett Fleming, the design team, (who also participated via Zoom) said that there would be small metal cases with electric heating on the tracks. No chemicals will be used to melt the snow. When asked about the Village monitoring the drainage, Conor Devaney reported that they had no issues with the Village sending inspectors, but asked for advanced notice, or a "heads up."

WAC member Stacey Nachtaler, Village Trustee, distributed an analysis that she compiled, dated 9/16 of Croton Location Inventory of Metro-North Line C&S Improvements – Equipment Installations. Stacey Nachtaler counts 19 structures that are proposed in Croton and asked if it was all new material. It was reported that they are replacing the signal system, and it is not exactly 1:1, but it is all new equipment. Stuart Greenbaum wondered if a structure (#35) at Senasqua Park should be moved, and Conor Devaney reported that an initiation letter for this project was sent to the State Historic Preservation Office (SHPO) that included the proposed signal upgrades in Croton-on-Hudson in proximity to eligible and listed historic resources. SHPO reviewed the initiation letter and confirmed that additional review for effects to historic properties was not required for resources within Croton-on-Hudson, and that there would be no adverse effect.

Stacey Nachtaler asked about the structure C36 and if it made noise, and Conor Devaney said that it does not. Leo Wiegman believed that this spot is near the edge of our Village. Environmental consultant Annie Boggs of Dewberry, also participating on Zoom, responded to Leo Wiegman's question if these improvements had been done south of Croton, saying that they had.

Stacey Nachtaler reported that she lives along the tracks and is concerned about the prospect of disturbed land and construction as a lot of the land is toxic. Conor Devaney said that they have done borings in the soil and have marked areas where they will be working and the contractor will have to follow regulations and will use best practices for the least amount of disturbance. Stacey Nachtaler asked for a contact person that they can reach out to during the construction, and Conor Devaney volunteered that the person could be him. Stacey Nachtaler suggested that the MTA should look into making the structures more aesthetically pleasing as well as functional.

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: Leo Wiegman made a recommendation of consistency, seconded by Stuart Greenbaum, and the motion carried, 4 – 0.

3. APPROVAL OF MINUTES

Leo Wiegman made a motion to approve the minutes of the WAC meeting of August 25, 2026, seconded by Stuart Greenbaum, and the motion carried, 4 – 0.

Stuart Greenbaum reiterated his request from the last WAC meeting of 8/25/2026 requesting that language be added to the code that addresses 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 a recent Zoning Board of Appeals application for a property neighboring his own.

4. ADJOURNMENT:

There being no further business, Leo Wiegman made a motion for adjournment, and the meeting adjourned at 5:00 p.m.

Respectfully submitted, Karen Stapleton
Secretary to the Waterfront Advisory Committee