VILLAGE OF CROTON-ON-HUDSON
DRAFT MINUTES WATER CONTROL COMMISSION
MONDAY, May 18, 2026

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

PRESENT: Vincent Salanitro, P.E., Village Engineer
Maria Slippen, Village Board Liaison

1. CALL TO ORDER

The meeting of May 18th 2026 was called to order at 4:16pm

2. NEW BUSINESS

a) ***Justin Kacur of Highlands Architecture, on behalf of Vincente and Christine Fernandez, owners —129 Scenic Drive West--*** *Located in a RA-40 Residence District and designated on the Tax Maps of the Village of Croton-on-Hudson as Section 67.10 Block 2 Lot 4.15. A Wetlands Activity Permit has been referred to the Water Control Commission by the Planning Board for advisory review and recommendation pursuant to Chapter 227 of the Village Code with respect to the proposed construction that also involves an accessory Dwelling Unit (ADU), Minor Site Plan Extension, and Building Envelope Modification.*

PRESENT: Martin Mastromanico, Engineer

Mr. Mastromanico presented the application on behalf of Vincent and Christine Fernandez; owners of the property located at 129 Scenic Drive West. The application was referred to the Water Control Commission by the Planning Board for advisory review and recommendation pursuant to Chapter 227 of the Village Code. The proposed project involves the construction of an accessory dwelling unit (ADU), a minor site plan extension, and a modification to the existing building envelope, requiring a wetlands activity permit.

Mr. Mastromanico presented an overview of the proposed drainage improvements associated with the project. He explained that the proposed construction would result in approximately 510 square feet of

additional impervious surface. To mitigate the increased stormwater runoff, the applicant proposed to install a rain garden designed to collect and manage runoff before it flows toward the wetlands located downhill from the property. Mr. Mastromanico explained that the rain garden would help control peak stormwater flows while providing additional water quality benefits through natural filtration.

Chairman Greenbaum shared he had visited the property prior to the meeting and observed that the site consisted of a well-maintained lawn sloping toward the neighboring property and the wetlands area. It was noted that the wetlands were not readily visible from the accessible portion of the property and appeared to be located beyond the existing stockade fence, approximately 120 ft from the proposed construction area. The Board also inquired about the intended use and occupancy of the proposed ADU. Mr. Mastromanico explained that his involvement was limited to the engineering and drainage aspects of the project and that questions regarding the intended occupancy would be addressed by the applicant's architect during the Planning Board's review.

The Board discussed the proposed stormwater management measures and the location of the rain garden in relation to the wetlands. It was noted that the use of a rain garden was an accepted stormwater management practice and is consistent with the types of drainage improvements encouraged by the Village Engineering Department, particularly for projects located near environmentally sensitive areas.

The Board also reviewed the existing and proposed grading shown on the engineering plans. Members requested clarification regarding the contours depicted on the drawings and whether significant regrading would be required. Mr. Mastromanico explained that the grading shown on the plans generally reflects the existing conditions of the property and that only minor grading adjustments were anticipated. The Board also discussed the location of the temporary construction stockpile, which would be situated on a relatively level portion of the property. Additional discussion addressed the proposed construction in relation to the existing building envelope, with members noting that the architectural plans would provide further details concerning the extent of the proposed modification.

In response to questions regarding the installation and operation of the rain garden, Mr. Mastromanico explained that the drainage system would include piping to direct runoff into a shallow, landscaped depression containing appropriate plantings. The rain garden would temporarily retain stormwater and allow it to infiltrate and filter naturally before continuing downhill toward the wetlands. He indicated that the rain garden would likely be installed by the contractor responsible for the proposed addition or by a subcontractor.

The Board discussed the anticipated construction sequence and the importance of having the proposed stormwater management improvements in place during construction. It was recommended that the rain garden be installed prior to the commencement of construction of the proposed addition to ensure that stormwater runoff would be managed throughout the construction process. Commission members agreed that this requirement should be included as a condition of their recommendation.

Following further discussion, the Board determined that the proposed improvements would not result in significant encroachment upon the wetlands and that the proposed rain garden would provide appropriate stormwater management and water quality protection. No additional concerns or mitigation measures were identified.

MOTION: Chairman Greenbaum made a motion to recommend Planning Board approval of the wetlands activity permit application submitted on behalf of Vincent and Christine Fernandez for the property located at 129 Scenic Drive West, subject to the condition that the proposed rain garden be

installed prior to the commencement of construction of the addition. Seconded by Mr. Wiegman. The motion was carried unanimously with a 5–0 vote. Roll call: Chairman Greenbaum -yes, Mr. Wiegman – yes, Mr. Pfrang – yes, Mr. Wetherbee – yes, and Dr. Shanks – yes.

The Board's favorable recommendation was forwarded to the Planning Board for its consideration.

(Memo to the Planning Board attached)

3. APPROVAL OF MINUTES

The Board reviewed the draft minutes of its October 20, 2025 meeting.

Chairman Greenbaum noted that was not present at that meeting but that the other board members had attended. Members were asked whether there were any comments, corrections, or proposed revisions to the draft minutes. No changes were requested and the minutes of the October 20, 2025 meeting were approved with a vote of 4-0.

4. ADJOURNMENT

There being no further business or matters for discussion, the Water Control Commission meeting was adjourned at 4:25 p.m.

Respectfully Submitted By,

Stefanie Correale
Secretary to the Water Control Commission

Village of Croton-on-Hudson
WATER CONTROL COMMISSION
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Chairman
STUART GREENBAUM
Members
LEO WIEGMAN
RICHARD WETHERBEE
WILLIAM PFRANG, P.E.
DR. CARLY SHANKS
Attorney
JOSHUA B. SUBIN
Village Engineer
VINCENT SALANITRO, P.E.

Date: May 20, 2026

To: Robert Luntz, Planning Board Chairman

From: Stuart Greenbaum, Water Control Commission Chairman

Subject: Recommendation to PB regarding Wetlands Activity Permit Application for Proposed ADU -129 Scenic Drive West

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At its meeting on Monday, May 18, 2026, the Water Control Commission reviewed the referral from the Planning Board for a Wetlands Activity Permit (disturbance in watercourse buffer zone) application for 129 Scenic Road West, Croton-on-Hudson to create an ADU using about 500 square feet of existing finished basement plus an addition of approximately 250 square feet as well as for a retaining wall structure around an egress window of which will exceed the building limit area of the property.

The Water Control Commission based its review on the following:

- Wetlands Activity Permit Application prepared by Highlands Architecture PLLC and represented by Martin Mastromanaco of RGM PE PC Consulting Engineers
- "Site Plan Drawings" prepared by Highlands Architecture PLLC

The Water Control Commission recommends that the Planning Board approves the Wetlands Activity Permit and considers the following recommendations:

1. That, Best Management Practices be utilized for erosion and sediment control during construction of the proposed ADU
2. That, the rain garden be installed prior to the commencement of construction of the ADU