

VILLAGE OF CROTON ON HUDSON, NEW YORK
MINUTES OF THE WATERFRONT ADVISORY COMMITTEE MEETING
Monday, June 17, 2013

A meeting of the Waterfront Advisory Committee of the Village of Croton-on-Hudson, New York was held on Monday, June 17, 2013 in the Municipal Building.

MEMBERS PRESENT: Ann Gallelli, Acting Chairman
 Bruce Kauderer
 Stuart Greenbaum
 Ian Murtaugh

ABSENT: Charlie Kane, Chairman

ALSO PRESENT: Daniel O'Connor, Village Engineer

1. Call to Order

Acting Chairman Gallelli called the meeting to order at 7:00 p.m.

2. Referral from Planning Board regarding application for a preliminary subdivision approval (consolidation subdivision) for two lots--Rui Jorge--27 Harrison Street (Sec. 68.17 Block 2 Lot 26) --preliminary consistency review

Mr. Rui Jorge, applicant, and Mr. Michael Stein, P.E. engineer for the applicant, were present. Ms. Gallelli noted that this application is for a proposed subdivision, and therefore, is considered an Unlisted Action subject to SEQR review. The application was referred from the Planning Board to the Waterfront Advisory Committee for a preliminary review of consistency.

The Coastal Assessment Form (CAF) dated April 2013 was reviewed and there were no items that were found objectionable.

Ms. Gallelli stated that to streamline the review process of the 44 policies of the LWRP, she recommends that members cite the policies that they believe are applicable and the committee can discuss them.

The following policies were found applicable to and consistent with this referral:

Policy 5:

Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas.

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.

The Committee agreed that the proposed subdivision is applicable to and consistent with Policy 5 and Policy 5A because the proposed two family dwellings on the two lots will be built where public services and existing water and sewer lines already exist in a neighborhood with multi-family and single family residences.

Policy 11A:

Erosion and sediment control measures shall be undertaken in order to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating and controlling the design, construction, use and maintenance of any development or other activity which disturbs or breaks the topsoil or results in earth movement.

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.

The Committee agreed that these policies are applicable to and consistent with the proposed subdivision since a sediment and erosion control plan is included in the proposed subdivision application. The installation and maintenance of erosion control (e.g., haybales, removal of excessive sediment, landscaping) are included in the sediment and erosion control plan submitted by the applicant.

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:

Encourage new developments to retain stormwater runoff on site so as to not increase flows within the existing system or to improve existing stormwater runoff systems so that runoff from such developments does not adversely impact coastal waters.

The Committee agreed that these policies are applicable to and consistent with the proposed subdivision application because a Stormwater Analysis and Management Plan has been submitted. Mr. Stein explained that a stormwater chamber system is proposed in which all roof gutters and the driveway trench drain system will be directed into the storm water management chambers. The stormwater chamber system is designed to handle a 25 year storm.

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Mr. Greenbaum made a motion that the WAC approve the recommendation that these policies are applicable and consistent based on existing conditions and the plans presented, seconded by Mr. Kauderer, and carried, all in favor, by a vote of 4-0 (Mr. Kane absent).

4. Approval of Minutes

The minutes of May 1, 2012 were approved on a motion by Mr. Kauderer, seconded by Mr. Murtaugh, carried by a vote of 4-0.

5. Adjournment

There being no further business to come before the Committee, the meeting was duly adjourned at 7:40 p.m.

Respectfully submitted,

Ronnie Rose
WAC Secretary