

Appendix D

Buildout Analysis Backup Tables

CROTON ZONING STUDY - Summary of all parcels analyzed

Map ID (2022)	Tax Parcel ID	Address	Owner	Current Land Use	Existing Res Units	Underlying Zoning	Lot Area (SF)
1	79.13-1-5	So Riverside Avenue	Moskowitz Clara K.	vacant		C-2	880.2
2	79.13-1-6	So Riverside Avenue	Thirty-Six Oneida Avenue	vacant		C-2	1,168.9
3	79.13-1-7	So Riverside Avenue	Thirty-Six Oneida Avenue	vacant		C-2	859.8
4	79.13-1-9	321 Oneida Avenue	Thirty-Six Oneida Avenue	commercial (dental, law, insurance offices)		C-2	13,333.1
5	79.13-1-60	325 So Riverside Avenue	CTRH Holdings LLC	commercial (restaurant and parking)		C-2	14,472.7
6	79.13-1-61	So Riverside Avenue	MM 2020 LLC	commercial (restaurant parking)		C-2	7,160.3
7	79.13-1-62	337 So Riverside Avenue	MM 2020 LLC	commercial (restaurant)		C-2	11,276.3
8	79.13-1-63	345 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (restaurant, laundromat, resi)	3	C-2	12,692.4
9	79.13-1-64	347-349 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (nail salon, resi above)	2	C-2	12,613.9
10	79.13-1-65	351-353 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (car service, SF house)	1	C-2	8,286.8
11	79.13-1-66	365 So Riverside Avenue	JLF Realty of Croton Inc.	commercial (day care center)		C-2	16,240.4
12	79.13-1-68	So Riverside Avenue	JLF Realty of Croton Inc.	commercial (parking)		C-2	7,765.3
13	79.13-1-69	73 Benedict Blvd	JLF Realty of Croton Inc.	commercial (nail salon)		C-2	8,270.1
14	79.13-2-26	375 So Riverside Avenue	South Riverside Croton LLC	mixed use (commercial GF, resi above)	6	C-2	12,435.6
15	79.13-2-27	383 So Riverside Avenue	KPT Riverside Realty LLC	vacant commercial		C-2	7,424.5
16	79.13-2-28	So Riverside Avenue	KPT Riverside Realty LLC	commercial parking		C-2	6,595.8
17	79.13-2-29	387-389 So Riverside Avenue	Settembre Sabatiello	commercial (restaurant and parking)		C-2	6,463.3
18	79.13-2-30	395 So Riverside Avenue	LVM Realty Corp	commercial (hair salon)		C-2	8,550.0
19	79.13-2-31	401 So Riverside Avenue	401 South Riverside LLC	commercial (Veterinary clinic)		C-2	6,409.5
20	79.13-2-32	So Riverside Avenue	401 South Riverside LLC	commercial (Veterinary clinic)		C-2	6,999.3
21	79.13-2-33	409 So Riverside Ave	Daja View Real Estate Inc.	commercial (Podiatrist office)		C-2	4,063.7
22	79.13-2-5	33 Croton Point Avenue	MAF Holdings #1 LLC	commercial (contractor)		C-2	12,162.0
23	79.13-2-6	43 Croton Point Avenue	Croton Point Properties LLC	commercial (restaurant)		C-2	10,770.6
24	79.13-2-18	49 Croton Point Avenue	Borges Joseph S & Ann Rus	residential	3	C-2	17,333.5
25	79.13-2-21	Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		C-2	1,920.4
26	79.13-2-22.1	Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		C-2	14,555.5
27	79.13-2-22	67 Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		C-2	12,284.0
28	79.13-2-23	So Riverside Avenue	Riverside Realty of Croton	commercial parking		C-2	13,591.4
29	79.13-2-24	So Riverside Avenue	Riverside Realty of Croton	commercial parking		C-2	2,925.3
30	79.13-2-25	380 So Riverside Avenue	Guppy Realty Corp	commercial (gas station)		C-2	18,286.5
31	79.13-1-70	370 So Riverside Ave	Kussa Corp	mixed use (convenience store GF, resi above)	6	C-2	10,098.5
32	79.13-1-71	368 So Riverside Ave	Huston Julie	mixed use (commercial GF, resi above)	2	C-2	5,980.9
33	79.13-1-72	362-366 So Riverside Ave	MAF Realty LTD	mixed use (office, flooring, salon GF, resi above)		C-2	8,516.9
34	79.13-1-73	358 So Riverside Ave	Nreca Zev	commercial (deli)		C-2	2,669.6
44*	79.13-1-77	Wayne Street	Nreca Zev	commercial parking		C-2	2,620.0
35	79.13-1-74	352 So Riverside Ave	Spring Come LLC	commercial (restaurant)		C-2	10,317.5
36	79.13-1-75	Wayne & Clinton STS	Spring Come LLC	commercial (restaurant parking)		C-2	5,261.5
45*	79.13-1-83	Clinton Street	Spring Come LLC	commercial (restaurant storage)		C-2	2,360.4
37	79.13-1-85	So Riverside Avenue	Palisades Enterprises LLC	commercial (gas station/auto repair)		C-2	4,054.8
38	79.13-1-86	336 So Riverside Avennue	Palisades Enterprises LLC	commercial (auto repair storage)		C-2	22,150.3
39	79.13-1-87	326-328 So Riverside Avenue	Little Girl Realty LLC	commercial (feed the birds)		C-2	11,342.1
40	79.13-1-88	So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		C-2	5,166.6
41	79.13-1-89	320 So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		C-2	5,734.2
42	79.13-1-90	So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		C-2	2,110.0
43*	79.13-1-76	44 Wayne Street	Village of Croton on Hudson	Croton EMS		C-2	5,004.6
46*	79.13-1-84	11 Clinton Street	Tsagarakis Peter	single family residential	1	C-2	14,198.4
47*	79.13-2-91	485 So Riverside Avenue	Jodine and Jennifer Realty	commercial (ET Equipment, gymnastics studio)		C-2/RA-5	92,210.0
48**	79.17-1-3 and -4	1 Croton Point Avenue	Lot 3- Village of Croton-on-Hudson; Lot 4-Croton Point Realty Corp.	Lot 3: parking/partial office bldg (leased to owner of lot 4); Lot 4: partial office bldg		LI	24,432.9
49**	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (med/real estate offices, Green Growler)		LI	13,711.3
50**	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	MNR parking		LI	52,820.0

NOTES

- 1) **XX*** - Indicates proposed Harmon/South Riverside Gateway Expansion Parcel
- 2) **XX**** - Indicates TOD Parcel in the LI zone
- 3) Owner information and lot size based on Westchester County GIS database, with exception of Parcel 50 (area provided by the Village)

578,552.0
13.28172566

8/12/2022

CROTON ZONING STUDY - HSRG Overlay - multifamily residential by special permit (combined lots, 3-stories, 0.8 FAR, 1.5 parking)

Map ID (2022)	Tax Parcel ID	Address	Owner	Current Land Use	Existing Res Units	Underlying Zoning	Lot Area (SF)	Combined Area (SF)	Bldg Footprint SF (0.8 FAR)	MF Res FA SF (0.8 FAR @ 3 stories)	Max Res Units	Min Req'd Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
1	79.13-1-5	So Riverside Avenue	Moskowitz Clara K	vacant		C-2	880.2								
2	79.13-1-6	So Riverside Avenue	Thirty-Six Oneida Avenue	vacant		C-2	1,168.9								
3	79.13-1-7	So Riverside Avenue	Thirty-Six Oneida Avenue	vacant		C-2	859.8								
4	79.13-1-9	321 Oneida Avenue	Thirty-Six Oneida Avenue	commercial (dental, law, insurance offices)		C-2	13,333.1	15,361.8	4,096.5	12,289.5	12.0	18.0	5,850.0	5,415.3	64.75
5	79.13-1-60	325 So Riverside Avenue	CTRH Holdings LLC	commercial (restaurant and parking)		C-2	14,472.7	14,472.7	3,859.4	11,578.2	12.0	18.0	5,850.0	4,763.3	67.09
6	79.13-1-61	So Riverside Avenue	MM 2020 LLC	commercial (restaurant parking)		C-2	7,160.3								
7	79.13-1-62	337 So Riverside Avenue	MM 2020 LLC	commercial (restaurant)	2	C-2	11,276.3	18,436.7	4,916.4	14,749.3	15.0	23.0	7,475.0	6,045.2	67.21
8	79.13-1-63	345 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (restaurant, laundromat, resi)	4	C-2	12,692.4								
9	79.13-1-64	347-349 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (nail salon, resi above)	3	C-2	12,613.9								
10	79.13-1-65	351-353 So Riverside Avenue	Pappas Fam Income Prop TR	mixed use (car service, SF house)	4	C-2	8,286.8	33,593.1	8,958.2	26,874.5	27.0	41.0	13,325.0	11,309.9	66.33
11	79.13-1-66	365 So Riverside Avenue	JLF Realty of Croton Inc.	commercial (day care center)		C-2	16,240.4								
12	79.13-1-68	So Riverside Avenue	JLF Realty of Croton Inc.	commercial (parking)		C-2	7,765.3								
13	79.13-1-69	73 Benedict Blvd.	JLF Realty of Croton Inc.	commercial (nail salon)		C-2	8,270.1	32,275.9	8,606.9	25,820.7	26.0	39.0	12,675.0	10,994.0	65.94
14	79.13-2-26	375 So Riverside Avenue	South Riverside Croton LLC	mixed use (commercial GF, resi above)	8	C-2	12,435.6	12,435.6	3,316.2	9,948.5	10.0	15.0	4,875.0	4,244.4	65.87
15	79.13-2-27	383 So Riverside Avenue	KPT Riverside Realty LLC	vacant commercial	3	C-2	7,424.5								
16	79.13-2-28	So Riverside Avenue	KPT Riverside Realty LLC	commercial parking		C-2	6,595.8	14,020.3	3,738.8	11,216.3	11.0	17.0	5,525.0	4,756.6	66.07
17	79.13-2-29	387-389 So Riverside Avenue	Settembre Sabatiello	commercial (restaurant and parking)		C-2	6,463.3	6,463.3	1,723.5	5,170.6	5.0	8.0	2,600.0	2,139.7	66.89
18	79.13-2-30	395 So Riverside Avenue	LVM Realty Corp	commercial (hair salon)		C-2	8,550.0	8,550.0	2,280.0	6,840.0	7.0	11.0	3,575.0	2,695.0	68.48
19	79.13-2-31	401 So Riverside Avenue	401 South Riverside LLC	commercial (Veterinary clinic)		C-2	6,409.5								
20	79.13-2-32	So Riverside Avenue	401 South Riverside LLC	commercial (Veterinary clinic)	1	C-2	6,999.3	13,408.8	3,575.7	10,727.0	11.0	17.0	5,525.0	4,308.1	67.87
21	79.13-2-33	409 So Riverside Ave	Daja View Real Estate Inc.	commercial (Podiatrist office)		C-2	4,063.7	4,063.7	1,083.7	3,251.0	3.0	5.0	1,625.0	1,355.1	66.65
22	79.13-2-5	33 Croton Point Avenue	MAF Holdings #1 LLC	commercial (contractor)		C-2	12,162.0	12,162.0	3,243.2	9,729.6	10.0	15.0	4,875.0	4,043.8	66.75
23	79.13-2-6	43 Croton Point Avenue	Croton Point Properties LLC	commercial (restaurant)		C-2	10,770.6	10,770.6	2,872.2	8,616.5	9.0	14.0	4,550.0	3,348.4	68.91
24	79.13-2-18	49 Croton Point Avenue	Borges Joseph S & Ann Rus	residential	3	C-2	17,333.5	17,333.5	4,622.3	13,866.8	14.0	21.0	6,825.0	5,886.3	66.04
25	79.13-2-21	Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		C-2	1,920.4								
26	79.13-2-22.1	Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		C-2	14,555.5								
27	79.13-2-22	67 Croton Point Avenue	67 Croton Point LLC	commercial (gas station)		C-2	12,284.0	28,759.9	7,669.3	23,007.9	23.0	35.0	11,375.0	9,715.6	66.22
28	79.13-2-23	So Riverside Avenue	Riverside Realty of Croton	commercial parking		C-2	13,591.4								
29	79.13-2-24	So Riverside Avenue	Riverside Realty of Croton	commercial parking		C-2	2,925.3	16,516.7	4,404.5	13,213.4	13.0	20.0	6,500.0	5,612.2	66.02
30	79.13-2-25	380 So Riverside Avenue	Guppy Realty Corp	commercial (gas station)		C-2	18,286.5	18,286.5	4,876.4	14,629.2	15.0	23.0	7,475.0	5,935.1	67.54
31	79.13-1-70	370 So Riverside Ave	Kussa Corp	mixed use (convenience store GF, resi above)	6	C-2	10,098.5	10,098.5	2,692.9	8,078.8	8.0	12.0	3,900.0	3,505.6	65.29
32	79.13-1-71	368 So Riverside Ave	Huston Julie	mixed use (commercial GF, resi above)	2	C-2	5,980.9	5,980.9	1,594.9	4,784.7	5.0	8.0	2,600.0	1,786.0	70.14
33	79.13-1-72	362-366 So Riverside Ave	MAF Realty LTD	mixed use (office, flooring, salon GF, resi above)	5	C-2	8,516.9	8,516.9	2,271.2	6,813.5	7.0	11.0	3,575.0	2,670.7	68.64
34	79.13-1-73	358 So Riverside Ave	Nreca Zev	commercial (deli)		C-2	2,669.6								
44*	79.13-1-77	Wayne Street	Nreca Zev	commercial parking		C-2	2,620.0	5,289.6	1,410.6	4,231.7	4.0	6.0	1,950.0	1,929.0	63.53
35	79.13-1-74	352 So Riverside Ave	Spring Come LLC	commercial (restaurant)		C-2	10,317.5								
36	79.13-1-75	Wayne & Clinton STS	Spring Come LLC	commercial (restaurant parking)		C-2	5,261.5								
45*	79.13-1-83	Clinton Street	Spring Come LLC	commercial (restaurant storage)		C-2	2,360.4	17,939.4	4,783.9	14,351.6	14.0	21.0	6,825.0	6,330.6	64.71
37	79.13-1-85	So Riverside Avenue	Palisades Enterprises LLC	commercial (gas station/auto repair)		C-2	4,054.8								
38	79.13-1-86	336 So Riverside Avennue	Palisades Enterprises LLC	commercial (auto repair storage)		C-2	22,150.3	26,205.1	6,988.0	20,964.1	21.0	32.0	10,400.0	8,817.1	66.35
39	79.13-1-87	326-328 So Riverside Avenue	Little Girl Realty LLC	commercial (feed the birds)		C-2	11,342.1	11,342.1	3,024.6	9,073.7	9.0	14.0	4,550.0	3,767.5	66.78
40	79.13-1-88	So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		C-2	5,166.6								
41	79.13-1-89	320 So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		C-2	5,734.2								
42	79.13-1-90	So Riverside Avenue	South Riverside Realty LLC	commercial (Hudson View Collision)		C-2	2,110.0	13,010.9	3,469.6	10,408.7	10.0	15.0	4,875.0	4,666.3	64.14
43*	79.13-1-76	44 Wayne Street	Village of Croton on Hudson	Croton EMS		C-2	5,004.6	5,004.6	1,334.5	4,003.6	4.0	6.0	1,950.0	1,720.0	65.63
46*	79.13-1-84	11 Clinton Street	Tsagarakis Peter	single family residential	1	C-2	14,198.4	14,198.4	3,786.2	11,358.7	11.0	17.0	5,525.0	4,887.2	65.58
47*	79.13-2-91	485 So Riverside Avenue	Jodine and Jennifer Realty	commercial (ET Equipment, gymnastics studio)		C-2/RA-5	83,981.0	83,981.0	22,394.9	67,184.8	67.0	101.0	32,825.0	28,761.1	65.75
											383	583			

NOTES/ASSUMPTIONS

1) **XX*** - Indicates proposed Harman/South Riverside Gateway Expansion Parcel

2) Adjacent parcels in common ownership are shown in same color and assembled as development sites - refer to Figure 3 "common ownership parcels"

3) Lot size based on Westchester County GIS database, with exception of Parcels 47 and 50 (areas provided by the Village)

4) Projected residential floor area based on 0.8 FAR at 3 stories

5) Projected residential units calculated by dividing total floor area by 1,000 sf per unit

6) Projected parking calculated at 1.5 spaces per residential unit

7) Area calculation for a parking space (sf) assumes that 1 space = (10 ft x 20 ft = 200 sf + half the circulation aisle 10 ft x 12.5 ft = 125 sf) = 325 sf

8) Assumes uses are accommodated within one building per parcel

9) Gross floor area (residential) is conservative and excludes stairs, elevators, lobbies, halls, etc.

10) Calculations do not account for other dimensional requirements (front, rear, side yard setbacks) for buildings or off street parking

8/12/2022

CROTON ZONING STUDY - "LI" PARCELS TOD BUILDOUT: 4- and 5-stories, 0.8-1.2 FAR (residential above ground floor commercial)

0.8 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.8 FAR @ 4-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	4,886.6	4,886.6	12.0	14,659.7	15.0	15.0	27.0	8,775.0	10,773.3	55.91
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	2,742.3	2,742.3	7.0	8,226.8	8.0	8.0	15.0	4,875.0	6,094.1	55.55
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	10,564.0	10,564.0	26.0	31,692.0	32.0	32.0	58.0	18,850.0	23,406.0	55.69
							18,192.8		45.0		55.0		100.0			

0.8 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.8 FAR @ 4-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	3,909.3	3,909.3	10.0	15,637.1	16.0	16.0	26.0	8,450.0	12,073.6	50.58
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	2,193.8	2,193.8	5.0	8,775.3	9.0	9.0	14.0	4,550.0	6,967.5	49.18
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	8,451.2	8,451.2	21.0	33,804.8	34.0	34.0	55.0	17,875.0	26,493.8	49.84
								14,554.3	36.0		59.0	59.0	95.0			

0.9 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.9 FAR @ 4-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	5,497.4	5,497.4	14.0	16,492.2	16.0	16.0	30.0	9,750.0	9,185.5	62.41
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	3,085.1	3,085.1	8.0	9,252.2	9.0	9.0	17.0	5,525.0	5,101.3	62.80
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	11,884.5	11,884.5	30.0	35,653.5	36.0	36.0	66.0	21,450.0	19,485.5	63.11
							20,467.0		52.0		61.0	61.0	113.0			

0.9 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.9 FAR @ 5-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	4,397.9	4,397.9	11.0	17,591.7	18.0	18.0	29.0	9,425.0	10,610.0	56.58
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	2,468.0	2,468.0	6.0	9,872.2	10.0	10.0	16.0	5,200.0	6,043.3	55.92
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	9,507.6	9,507.6	24.0	38,030.4	38.0	38.0	62.0	20,150.0	23,162.4	56.15
							16,373.6		41.0		66.0	66.0	107.0			

1.0 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Buildable Lot Area (SF)	Bldg Footprint SF (1.0 FAR @ 4-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	6,108.2	6,108.2	15.0	18,324.7	18.0	18.0	33.0	10,725.0	7,599.7	68.90
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	3,427.8	3,427.8	9.0	10,283.5	10.0	10.0	19.0	6,175.0	4,108.5	70.04
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	13,205.0	13,205.0	33.0	39,615.0	40.0	40.0	73.0	23,725.0	15,890.0	69.92
							22,741.1		57.0		68.0	68.0	125.0			

1.0 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.0 FAR @ 5-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	4,886.6	4,886.6	12.0	19,546.3	20.0	20.0	32.0	10,400.0	9,146.3	62.57
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	2,742.3	2,742.3	7.0	10,969.1	11.0	11.0	18.0	5,850.0	5,119.1	62.67
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	10,564.0	10,564.0	26.0	42,256.0	42.0	42.0	68.0	22,100.0	20,156.0	61.84
							18,192.8		45.0		73.0	73.0	118.0			

1.1 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.1 FAR @ 4-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	6,719.0	6,719.0	17.0	20,157.1	20.0	20.0	37.0	12,025.0	5,688.9	76.72
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	3,770.6	3,770.6	9.0	11,311.9	11.0	11.0	20.0	6,500.0	3,440.7	74.91
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	14,525.5	14,525.5	36.0	43,576.5	44.0	44.0	80.0	26,000.0	12,294.5	76.72
							25,015.2		62.0		75.0	75.0	137.0			

1.1 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.1 FAR @ 5-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	5,375.2	5,375.2	13.0	21,501.0	22.0	22.0	35.0	11,375.0	7,682.7	68.56
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	3,016.5	3,016.5	8.0	12,066.0	12.0	12.0	20.0	6,500.0	4,194.9	69.41
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	11,620.4	11,620.4	29.0	46,481.6	46.0	46.0	75.0	24,375.0	16,824.6	68.15
							20,012.1		50.0		80.0	80.0	130.0			

1.2 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.2 FA @ 4-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	7,329.9	7,329.9	18.0	21,989.6	22.0	22.0	40.0	13,000.0	4,103.0	83.21
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	4,113.4	4,113.4	10.0	12,340.2	12.0	12.0	22.0	7,150.0	2,447.9	82.15
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	15,846.0	15,846.0	40.0	47,538.0	48.0	48.0	88.0	28,600.0	8,374.0	84.15
							27,289.3		68.0		82.0	82.0	150.0			

1.2 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.2 FAR @ 5-stories)	Commercial FA SF (ground floor)	Min Req'd Comm Parking Spaces	Res FA SF (Floors 2-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Pkg Total	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	LI	24,432.9	5,863.9	5,863.9	15.0	23,455.6	23.0	23.0	38.0	12,350.0	6,219.0	74.55
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	LI	13,711.3	3,290.7	3,290.7	8.0	13,162.9	13.0	13.0	21.0	6,825.0	3,595.6	73.78
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	LI	52,820.0	12,676.8	12,676.8	32.0	50,707.2	51.0	51.0	83.0	26,975.0	13,168.2	75.07
							21,831.4		55.0		87.0	87.0	142.0			

NOTES/ASSUMPTIONS:

- 1) Lot area based on Westchester County GIS database, with exception of Parcel 50 (buildable area provided by the Village)
- 2) Projected residential units calculated by dividing total projected floor area by 1,000 sf per unit
- 3) Projected residential parking calculated at 1.0 spaces per residential unit
- 4) Projected commercial parking calculated at 1 space per 400 sf of floor area
- 5) Area calculation for a single parking space (sf) assumes that 1 space = (10 ft x 20 ft = 200 sf + half the circulation aisle 10 ft x 12.5 ft = 125 sf) = 325 sf
- 6) Percent parcel utilization = percentage of the parcel's area occupied by building footprint and parking lot in each scenario (does not account for landscaping, outdoor amenities, or setbacks)
- 7) Assumes uses are accommodated within one building per parcel
- 8) Gross floor area (residential and commercial) is conservative and excludes stairs, elevators, lobbies, halls, etc.
- 9) Calculations do not account for other dimensional requirements (front, rear, side yard setbacks) for buildings or off street parking

8/12/2022

CROTON ZONING STUDY - "LI" PARCELS TOD BUILDOUT: 4- and 5-stories, 0.8-1.2 FAR (all residential)

0.8 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.8 FAR @ 4-stories)	Res FA SF (Floors 1-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	4,886.6	19,546.3	20.0	20.0	6,500.0	13,046.3	46.60
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,742.3	10,969.1	11.0	11.0	3,575.0	7,394.1	46.07
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	10,564.0	42,256.0	42.0	42.0	13,650.0	28,606.0	45.84
									73.0	73.0			

0.8 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.8 FAR @ 5-stories)	Res FA SF (Floors 1-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	3,909.3	19,546.3	20.0	20.0	6,500.0	14,023.6	42.60
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,193.8	10,969.1	11.0	11.0	3,575.0	7,942.5	42.07
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	8,451.2	42,256.0	42.0	42.0	13,650.0	30,718.8	41.84
									73.0	73.0			

0.9 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.9 FAR @ 4-stories)	Res FA SF (Floors 1-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	5,497.4	21,989.6	22.0	22.0	7,150.0	11,785.5	51.76
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,085.1	12,340.2	12.0	12.0	3,900.0	6,726.3	50.94
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	11,884.5	47,538.0	48.0	48.0	15,600.0	25,335.5	52.03
									82.0	82.0			

0.9 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (0.9 FAR @ 5-stories)	Res FA SF (Floors 1-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	4,397.9	21,989.6	22.0	22.0	7,150.0	12,885.0	47.26
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,468.0	12,340.2	12.0	12.0	3,900.0	7,343.3	46.44
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	9,507.6	47,538.0	48.0	48.0	15,600.0	27,712.4	47.53
									82.0	82.0			

1.0 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.0 FAR @ 4-stories)	Res FA SF (Floors 1-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	6,108.2	24,432.9	24.0	24.0	7,800.0	10,524.7	56.92
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,427.8	13,711.3	14.0	14.0	4,550.0	5,733.5	58.18
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	13,205.0	52,820.0	53.0	53.0	17,225.0	22,390.0	57.61
									91.0	91.0			

1.0 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.0 FAR @ 5-stories)	Res FA SF (Floors 1-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	4,886.6	24,432.9	24.0	24.0	7,800.0	11,746.3	51.92
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	2,742.3	13,711.3	14.0	14.0	4,550.0	6,419.1	53.18
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	10,564.0	52,820.0	53.0	53.0	17,225.0	25,031.0	52.61
									91.0	91.0			

1.1 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.1 FAR @ 4-stories)	Res FA SF (Floors 1-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	6,719.0	26,876.2	27.0	27.0	8,775.0	8,938.9	63.41
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,770.6	15,082.5	15.0	15.0	4,875.0	5,065.7	63.05
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	14,525.5	58,102.0	58.0	58.0	18,850.0	19,444.5	63.19
									100.0	100.0			

1.1 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.1 FAR @ 5-stories)	Res FA SF (Floors 1-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	5,375.2	26,876.2	27.0	27.0	8,775.0	10,282.7	57.91
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,016.5	15,082.5	15.0	15.0	4,875.0	5,819.9	57.55
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	11,620.4	58,102.0	58.0	58.0	18,850.0	22,349.6	57.69
									100.0	100.0			

1.2 FAR, 4 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.2 FAR @ 4-stories)	Res FA SF (Floors 1-4)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	7,329.9	29,319.5	29.0	29.0	9,425.0	7,678.0	68.58
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	4,113.4	16,453.6	16.0	16.0	5,200.0	4,397.9	67.92
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	15,846.0	63,384.0	63.0	63.0	20,475.0	16,499.0	68.76
									108.0	108.0			

1.2 FAR, 5 stories

Map ID (2021)	Tax Parcel ID	Address	Owner	Current Land Use	Underlying Zoning	Lot Area (SF)	Bldg Footprint SF (1.2 FAR @ 5-stories)	Res FA SF (Floors 1-5)	Max Res Units	Min Req'd Res Pkg Spaces	Min Req'd Parking SF	Parcel SF Remaining	% Parcel Utilization
48	79.17-1-3 and -4	1 Croton Point Avenue	Village of Croton on Hudson	commercial (law offices/parking)	U	24,432.9	5,863.9	29,319.5	29.0	29.0	9,425.0	9,144.0	62.58
49	79.17-1-6	2 & 4 Croton Point Avenue	Albert Brenda G	commercial (Green Growler)	U	13,711.3	3,290.7	16,453.6	16.0	16.0	5,200.0	5,220.6	61.92
50	79.17-1-5	Croton Point Avenue	Village of Croton on Hudson	parking	U	52,820.0	12,676.8	63,384.0	63.0	63.0	20,475.0	19,668.2	62.76
									108.0	108.0			

NOTES/ASSUMPTIONS:

- 1) Lot area based on Westchester County GIS database, with exception of Parcel 50 (buildable area provided by the Village)
- 2) Projected residential units calculated by dividing total projected floor area by 1,000 sf per unit
- 3) Projected residential parking calculated at 1.0 spaces per residential unit
- 4) Area calculation for a single parking space (sf) assumes that 1 space = (10 ft x 20 ft = 200 sf + half the circulation aisle 10 ft x 12.5 ft = 125 sf) = 325 sf
- 5) Percent parcel utilization = percentage of the parcel's area occupied by building footprint and parking lot in each scenario (does not account for landscaping, outdoor amenities, or setbacks)
- 6) Assumes uses are accommodated within one building per parcel
- 7) Gross floor area (residential) is conservative and excludes stairs, elevators, lobbies, halls, etc.