



Croton-on-Hudson

ENGINEERS OFFICE

Stanley H. Kellerhouse Municipal Building
One Van Wyck Street, 2nd floor
Croton-on-Hudson, NY 10520-2501

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Sherry Horowitz
Andy Simmons
Richard Olver
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Janine M. King
Treasurer
Sandra Bullock
Engineer/Building Inspector
Daniel F O'Connor, P.E.
Asst. Engineer/Asst. Building Inspector
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Thomas Waitkins, IAO
Fire Inspector
Peter Anfiteatro, CEO
Office Manager
Ronnie Rose

September 4, 2019

Mr. Mark Franzoso
33 Croton Point Ave.
Croton-on-Hudson, NY 10520

Re: Tax Map #79.13 – 4 - 45
32 Piney Point Avenue – STOP WORK ORDER

Dear Mr. Franzoso:

An inspection of your property at the above referenced address was conducted on September 4, 2019 and it has been determined that work is NOT being performed in accordance with the Minor Site Plan Approval issued by the Planning Board on November 27, 2018.

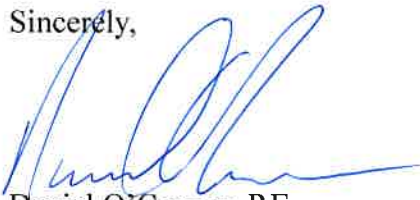
The inspection has shown that one trees on your property to be saved was removed (see attached marked-up plan). The removal of the tree that was to be saved is a violation of the Planning Board Resolution of Minor Site Plan Approval and sections 208-16 of Chapter 208 “Trees” of the Village Code.

The inspection also has shown (see attached marked-up plan) that areas of steep slope outside the approved limit of disturbance were disturbed resulting in the total steep slope disturbance exceeding the threshold for a steep slope permit. The additional steep slope disturbance has resulted in a violation of section 195-3 of Chapter 195 “Steep Slope Protection” of the Village Code.

Based on the above violations a **STOP WORK ORDER** is hereby issued, all work on the above referenced property shall stop until further notice. You are hereby ordered to immediately make application to the Planning Board to amend the Minor Site Plan Approval for the above referenced property to address the above referenced violations. Please also be advised that additional enforcement action may be taken by the Village to address the above referenced violations.

If you have any questions please contact me at 914-271-4783 or engineering@crotononhudson-ny.gov.

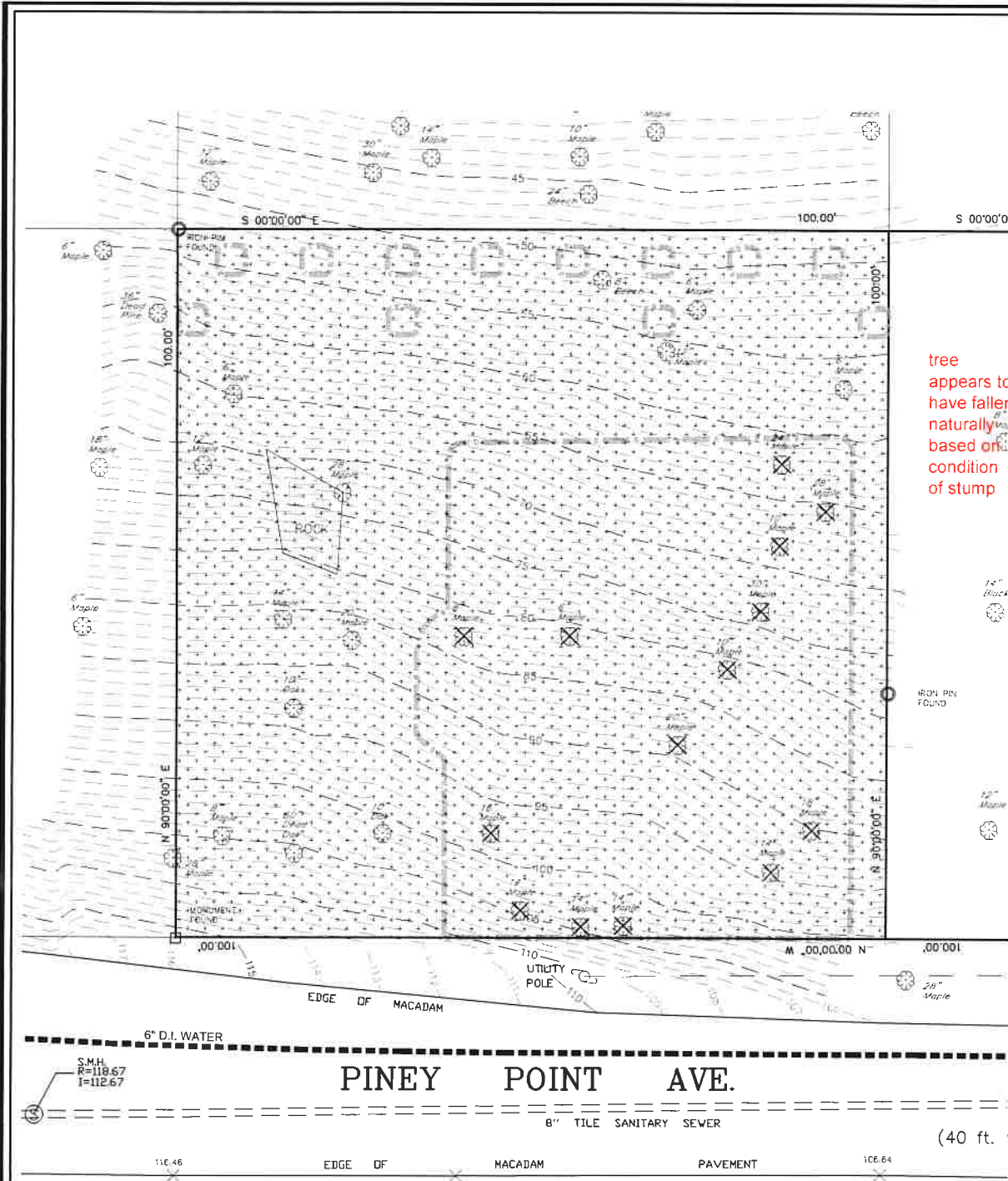
Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel O'Connor", is written over the word "Sincerely,".

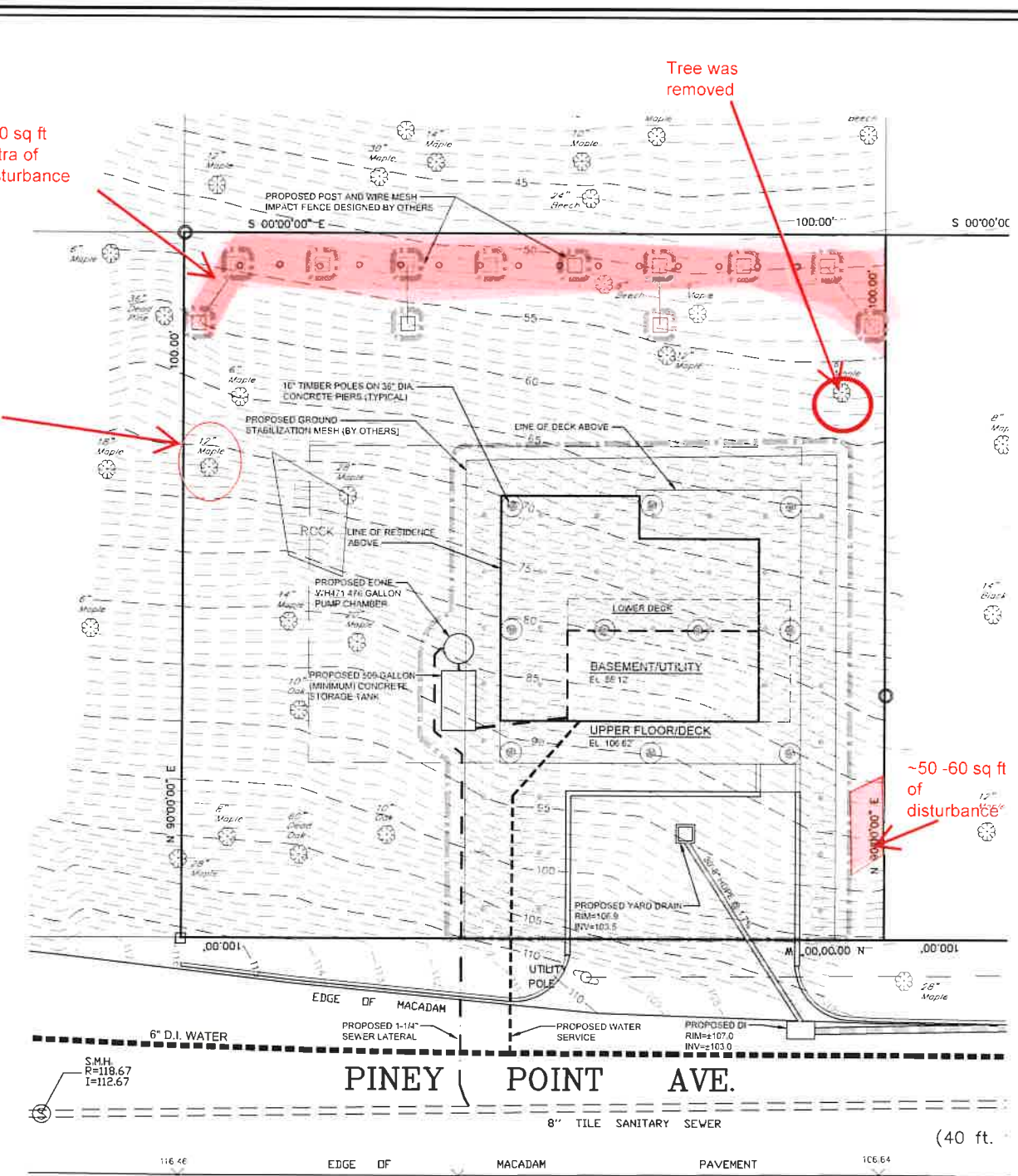
Daniel O'Connor, P.E.
Village Engineer

Enclosure

cc: Janine King, Village Manager
Planning Board Chairman and Members
Linda Whitehead, Esq, Village Attorney



EXISTING CONDITIONS



SITE DEVELOPMENT

SLOPE CALCULATIONS			
	DIST. AREA (SQ. FT.)	WEIGHING FACTOR	ADJ. AREA (SQ. FT.)
15% TO 25% SLOPES	0	1.0	0
25% TO 35% SLOPES	0	1.5	0
>35% SLOPES	4,270	3.0	12,810
TOTAL STEEP SLOPES	4,270		12,810 + 13,068

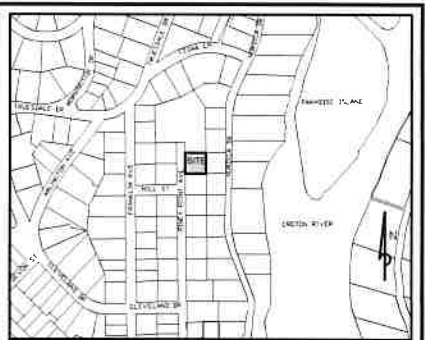
NOTES
1) TOTAL STEEP SLOPE DISTURBANCE IS 4,270 SQUARE FEET WHICH IS LESS THAN LESS THAN HALF THE TOTAL LOT AREA (10,000/2 = 5,000 SQUARE FEET). SLOPE DISTURBANCES DO NOT MEET ANY OF THE OTHER THRESHOLDS DESCRIBED IN SECTION 155-3 OF VILLAGE CODE THEREFORE THE STEEP SLOPES ARE NOT REGULATED BY THE VILLAGE CODE

258 under

LEGEND	
EXISTING CONTOUR	---
EXISTING SLOPES > 35%	---
EXISTING TREE	16" Oak
EXISTING TREE TO BE REMOVED	16" Maple
PROPOSED LIMITS OF DISTURBANCE	---
PROPOSED SEWER SERVICE	---
PROPOSED 3/4" OR 1" TYPE K COPPER WATER SERVICE	---

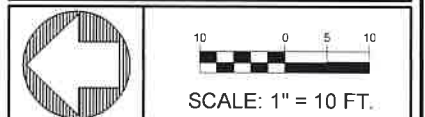
ZONING DATA CHART - RA-9 (ONE FAMILY RESIDENCE) ZONING DISTRICT		
	REQUIRED	PROVIDED
LOT AREA	9,375 S.F.	10,000 S.F.
LOT WIDTH	75 L.F.	100 L.F.
LOT DEPTH	125 L.F.	100 L.F.
FRONT YARD	25 L.F.	25 L.F.
ONE SIDE YARD	12 L.F.	12 L.F.
BOTH SIDE YARDS	30 L.F.	57 L.F.
REAR YARD	30 L.F.	36 L.F.
OFF-STREET PARKING SPACES	2	2
BUILDING COVERAGE (PERCENT)	35% MAX	16.4%

*IN ACCORDANCE WITH SECTION 230-40-2 OF THE VILLAGE CODE, A LOT OWNED INDIVIDUALLY AND SEPARATELY ON JANUARY 22, 1962 AND AT ALL TIMES THEREAFTER WHICH HAS LESS DEPTH THAN REQUIRED BY CODE MAY BE USED FOR A ONE FAMILY RESIDENCE IN RA DISTRICT PROVIDED THAT THE LOT BE DEVELOPED IN CONFORMITY WITH ALL OTHER APPLICABLE DISTRICT REGULATIONS AND THAT THE REAR YARD IS AT LEAST 25% OF THE LOT DEPTH



LOCATION MAP SCALE 1" = 400'

- GENERAL NOTES**
- 1) SURVEY AND TOPOGRAPHIC DATA SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY RILEY LAND SURVEYORS, LLP ENTITLED "TOPOGRAPHIC MAP PREPARED FOR PETER FRANZOSO" DATED APRIL 26, 2023
 - 2) LOCATION OF WATER MAIN TAKEN FROM RECORD DRAWINGS PROVIDED BY VILLAGE. LOCATION IS APPROXIMATE
 - 3) PROPERTY IS KNOWN AS TAX MAP SECTION 79.13, BLOCK 4, LOT 45
 - 4) PARCEL IS LOCATED IN A RA 9 ZONING DISTRICT
 - 5) CONTRACTOR SHALL COORDINATE ANY TEMPORARY UTILITY ADJUSTMENTS FOR RESIDENCE CONSTRUCTION AND THE RELOCATION OF UTILITY POLE FOR DRIVEWAY INSTALLATION WITH THE UTILITY PROVIDERS
 - 6) ROOF LEADERS FROM PROPOSED RESIDENCE TO BE CONNECTED TO YARD DRAIN IN PARKING AREA



OWNER/APPLICANT
MARK FRANZOSO
33 CROTON POINT AVENUE
CROTON-ON-HUDSON, NEW YORK 10520

UNDER NEW YORK STATE EDUCATIONAL LAW ARTICLE 145, SECTION 7209 (2), IT IS UNLAWFUL FOR ANY PERSON TO ALTER ANY ITEM ON THIS DRAWING, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. IF ANY ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION: ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
* COPYRIGHT 2012 BY CRONIN ENGINEERING, P.E. C. ALL RIGHTS RESERVED.

REVISIONS		
#	REASON	DATE
3	GRADING AND CURBS	8-22-18
2	NOTES	7-18-18
1	PER COMMENTS	5-17-18

SECTION	79.13
BLOCK	4
LOT	45
DRAWN	RW
CHECKED	TCJ
PROJECT	Piney Point
DATE	June 5, 2017
JOB #	161103

CRONIN ENGINEERING
PROFESSIONAL ENGINEERING & CONSULTING
(914) 736-3664

39 Arlo Lane
Cortlandt Manor, New York 10567

PROPOSED SITE LAYOUT

PROPOSED PINEY POINT AVE
RESIDENCE FOR
MARK FRANZOSO

LOCATION:
PINEY POINT AVENUE, LOT 45
VILLAGE OF CROTON-ON-HUDSON, NEW YORK

SP-1.0