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

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

September 5, 2019

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

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

Dear Mr. Franzoso:

Based on discussions and additional site inspections conducted today the Stop Work Order issued on September 4, 2019 is being amended to allow limited work as set forth below subject to the specified conditions.

Work limited to the following, and estimated to take 3 weeks, is permitted under this Amended Stop Work Order. This limited work is associated with the boring/drilling equipment that is currently on the property:

- Completion of the Parking Area: consisting of the boring of holes for the steel piles, installation of the steel piles including concrete placement, installation of the concrete panels between the steel piles, placing fill (soil removed by boring and other fill) in the parking area, installation of rock anchors, installation of catch basin and other associated work necessary to generally complete the parking area.
- Completion of the House Pier Footings (10): consisting of the boring of holes, placement of the steel reinforcing, concrete placement and other associated work necessary to complete the pier footings.

The following conditions are hereby established for the limited work listed above:

- An additional silt fence shall be installed across the rear of the property approximately 10-20 feet above the impact fence.
- An orange construction fence shall be installed approximately 1-2 feet above the additional silt fence listed above.

- That an additional escrow account shall be established in the amount of $2250.00 to pay for a Village hired third party construction inspector. The escrow funds (check) shall be deposited with the Village no later than 4:00 PM on September 9, 2019.

Other than the limited work listed above no other work is permitted under this Amended Stop Work Order including but not limited to construction of the house and utilities.

As noted in the Stop Work Order dated September 4, 2019 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 violations noted in that Stop Work Order. 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,

Daniel O'Connor, P.E.
Village Engineer

Enclosure (9/4/19 SWO)

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

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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.

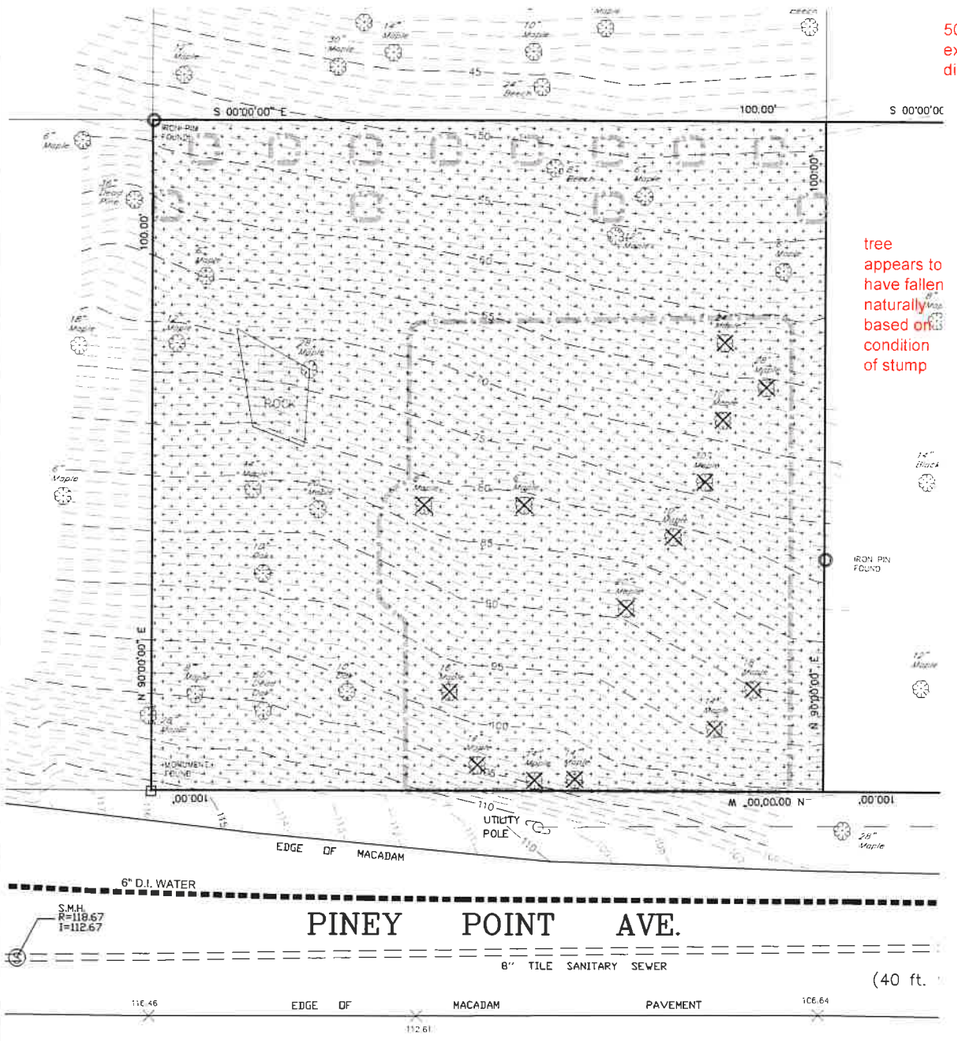
If you have any questions please contact me at 914-271-4783 or engineering@crotononhudson-ny.gov.

Sincerely,

Daniel O'Connor, P.E.
Village Engineer

Enclosure

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

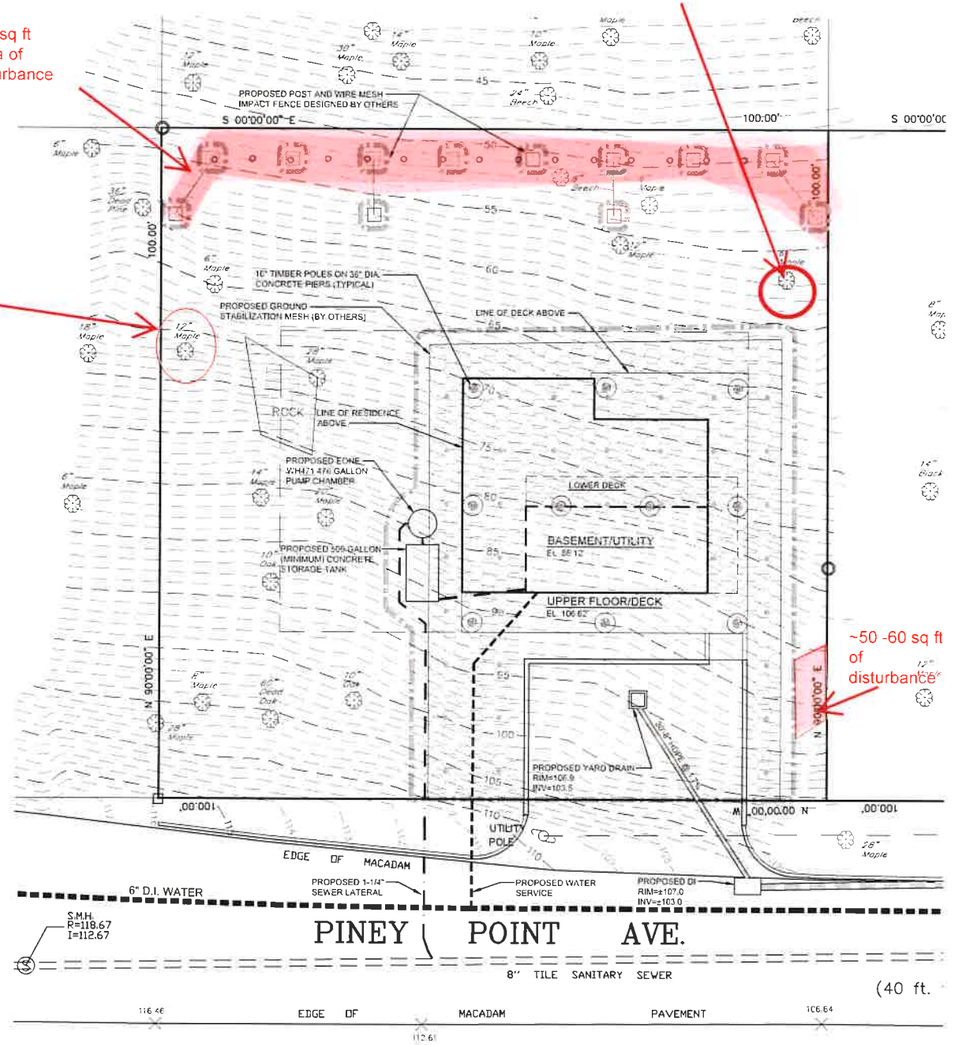


EXISTING CONDITIONS

500 sq ft extra of disturbance

tree appears to have fallen naturally based on condition of stump

Tree was removed



SITE DEVELOPMENT

86 sq ft of available area, extra disturbance exceeds this

258 under

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 195-3 OF VILLAGE CODE THEREFORE THE STEEP SLOPES ARE NOT REGULATED BY THE VILLAGE CODE

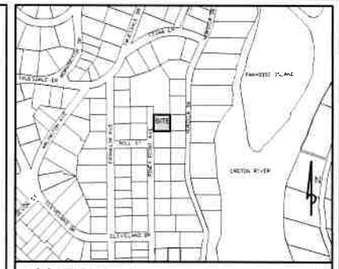
LEGEND

- EXISTING CONTOUR — 65 —
- EXISTING SLOPES > 35%
- EXISTING TREE — 10" 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)	25% MAX	16.4%

* IN ACCORDANCE WITH SECTION 230-40-G-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 AN 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 28, 2003
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

10 0 5 10
SCALE: 1" = 10 FT.

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 "2018" BY CRONIN ENGINEERING, P.E., P.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

TAX ID	
SECTION	79.13
BLOCK	4
LOT	45
DRAWN	RW
CHECKED	TC3
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