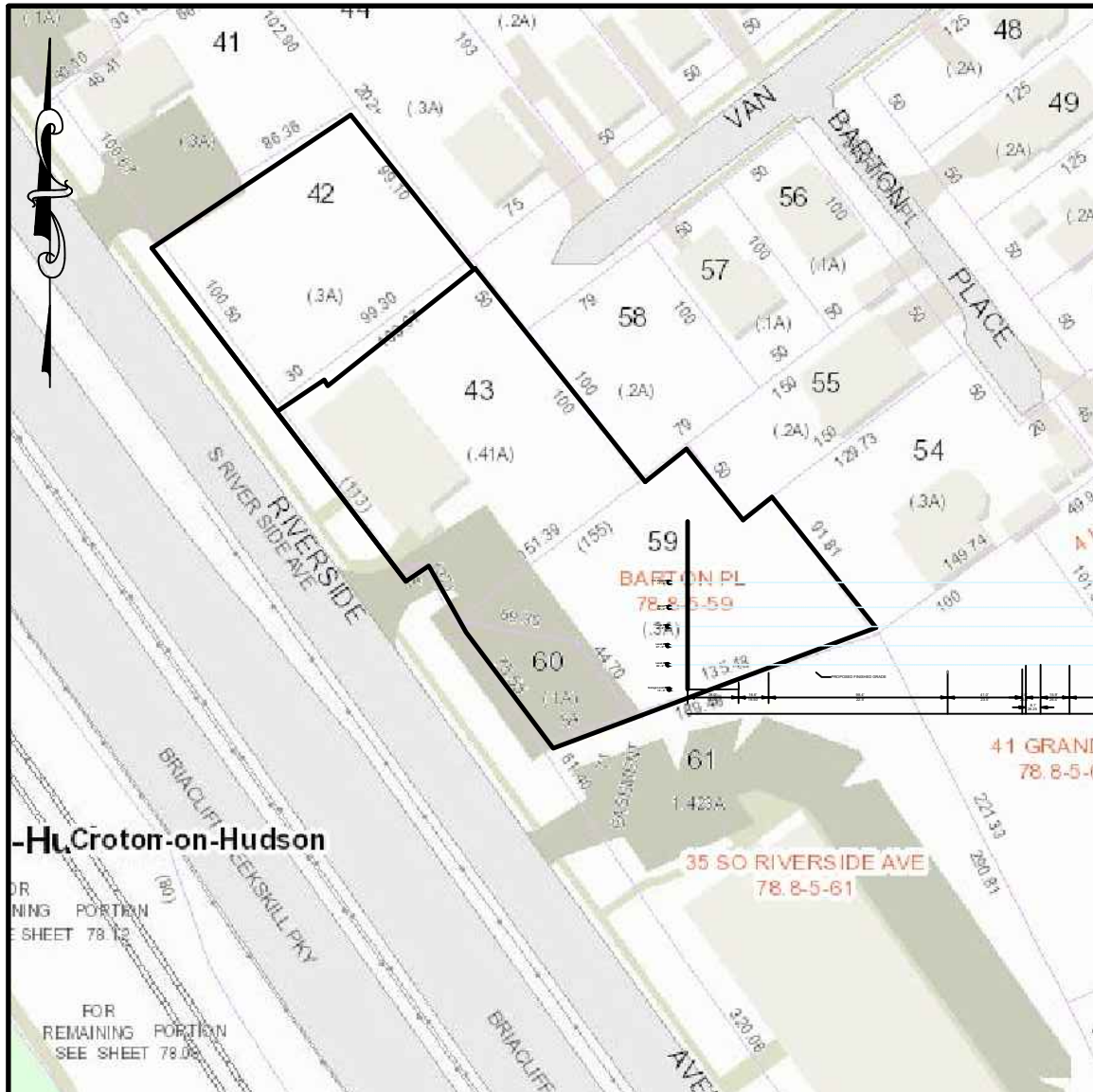


Site Plan for Riverside Apartments

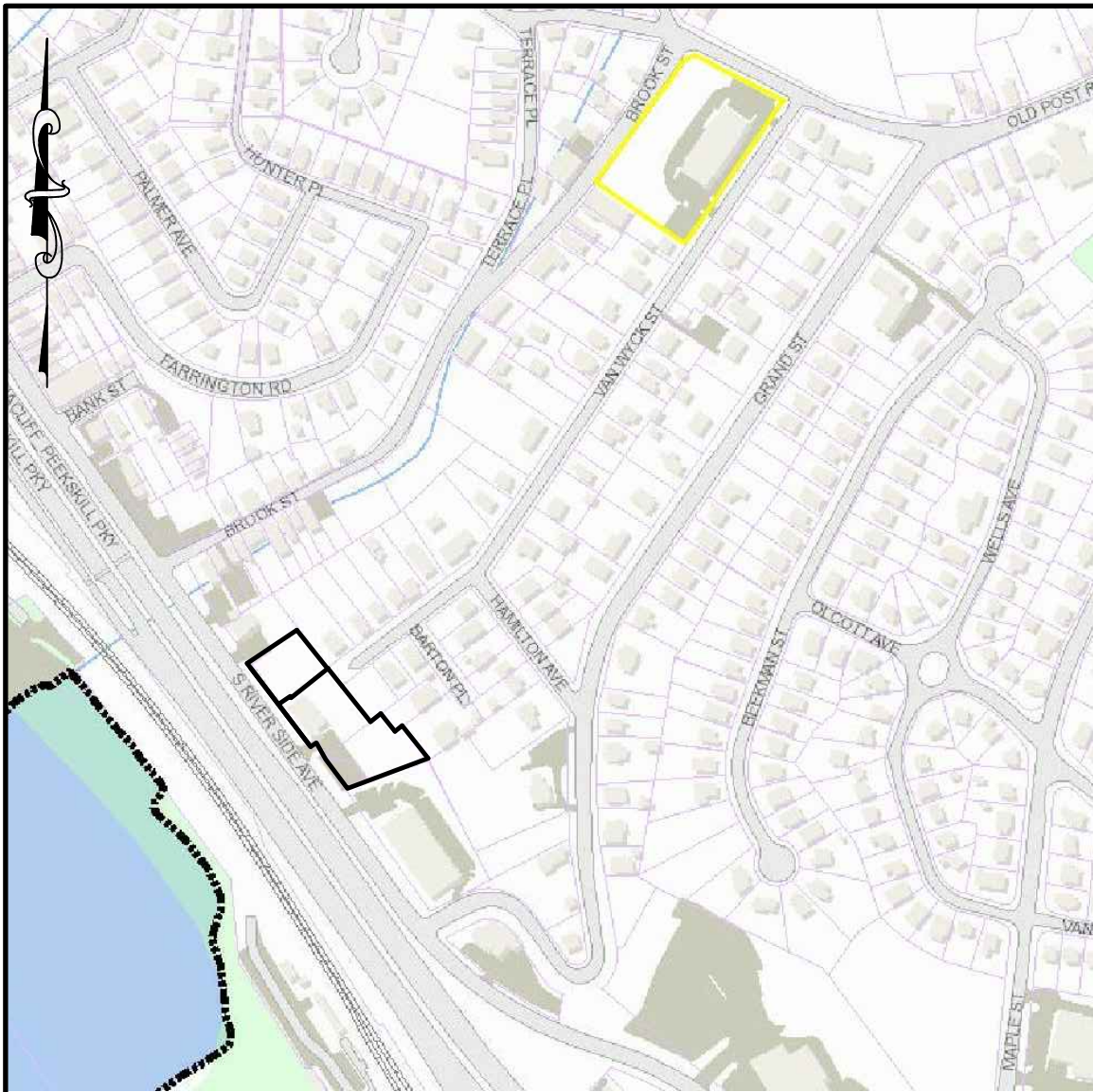
21-27 SOUTH RIVERSIDE AVENUE

VILLAGE OF CROTON ON HUDSON



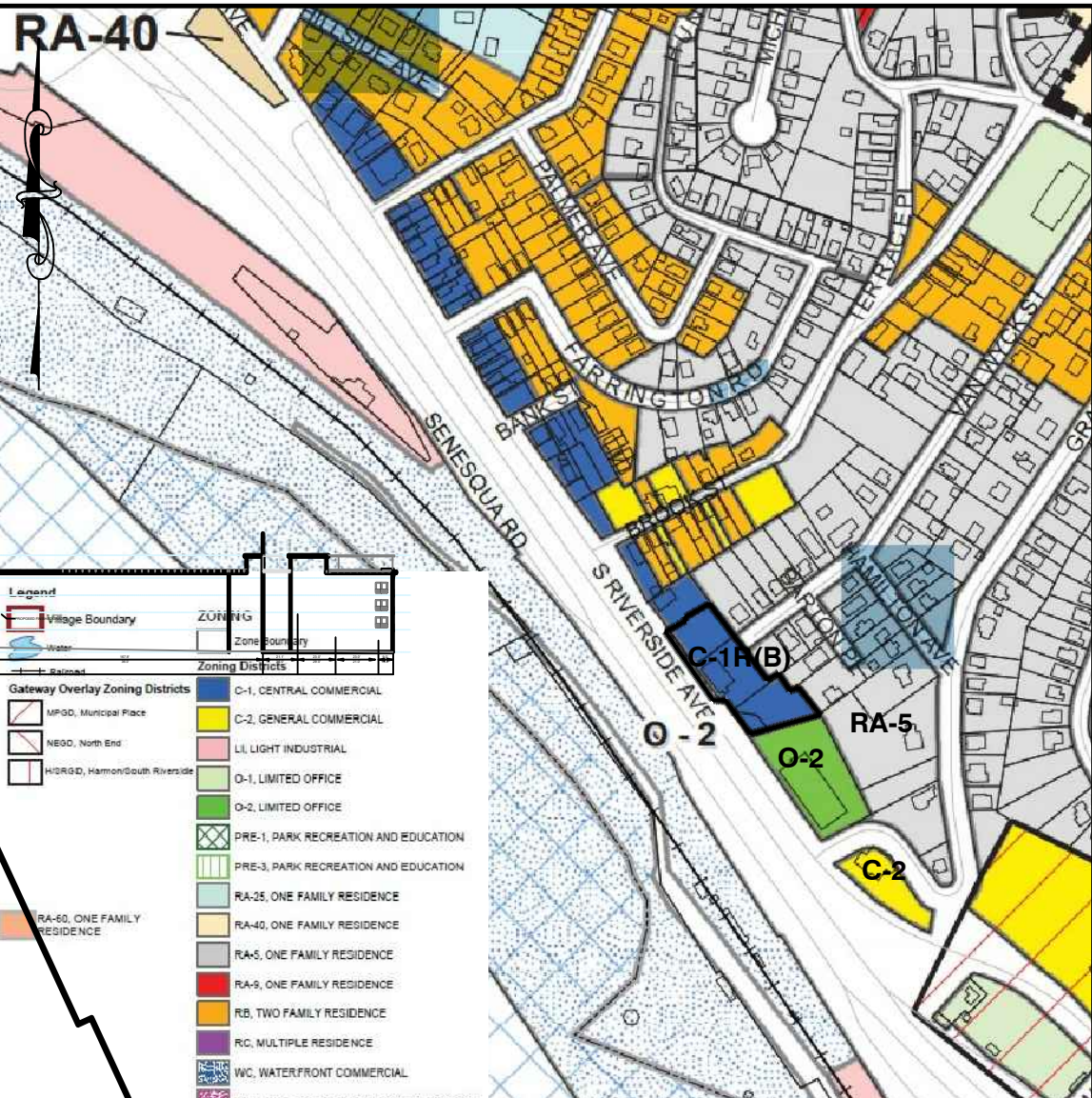
LOCATION MAP

SCALE: 1" = 100'



AREA MAP

SCALE: 1" = 400'



ZONING MAP

SCALE: N.T.S.



AERIAL MAP

SCALE: N.T.S.

PARCEL INFORMATION				
Tax Map ID No.	MAP 78.80 * BLOCK 5 * LOT 43,59, AND 60			
Total Acreage	52,586 S.F.			
Current Use:	2 Story Office Building & Vacant Lot			
Tax Map ID No.	MAP 78.80 * BLOCK 5 * LOT 42			
Total Acreage	39,261 S.F. + 13,235 S.F.			
Current Use:	Vacant			
Zone Classification*	C-1R(B)			
Topographic Datum	USGS NAVD 1929			
Water Supply	Public Water Supply			
Sanitary Sewage Disposal	Public Sewer System			
Bulk Regulations:	Required	Existing	Proposed	
	Lot #1	Lot #2	Lot#1 + Lot #2	
Minimum Lot Size				
Area (sf)	N/A	39,261	13,325	52,586
Minimum Lot Width (feet)	25'	238.3'	99.8'	338.1'
Minimum Lot Depth (feet)	N/A	180.1'	134.5'	180.1'
Front Yard Setback**	15'	9.2'	---	5.0'
Side Yard Setback *	N/A	10.2'	---	10.0'
Rear Yard Setback *	30'	73.8'	---	43.7'
Maximum Building Coverage				
Floor Area Ratio	0.8	0.15	---	0.76
Maximum Building Height				
Stories	3.0	2.0	---	3.0
Feet	35'	<35'	---	< 35'

Notes:
• Resolution #28-2020 dated March 2, 2020
• From sidewalk
• C-1 and C-2 side yard requirement for lots within 25 feet of residence district boundary: 10 feet (§ 230-35)
• C-1 and C-2 rear yard requirement for lots within 25 feet of residence district boundary: 30 feet (§ 230-35)

FLOOR SUMMARY TABLE				
Floor	Studio	1 Bedroom	2 Bedroom	Total
1F	0	9	4	13
2F	0	9	4	13
3F	0	8	5	13
Total	0	26	13	39
FLOOR AREA RATIO TABLE				
Floor	TOTAL AREA			
Garage				15,997 s.f.
First				13,123 s.f.
Second				13,610 s.f.
Third				13,610 s.f.
FL Total				40,343 s.f.
Lot Area				52,586
F.A.R.				0.76
BUILDING HEIGHT TABLE				
Average Grade established by the Town Engineer at 27.75				
First floor building elevation - 32.75				
Roof floor building elevation - 62.75				
PARKING SPACE TABLE				
39 UNITS	1.5 Spaces per Unit			
Total Spaces Required	39 x 1.5 = 59 Spaces			
Total Spaces Provided	59 Spaces			

PLAN SET SHEET SCHEDULE

DESCRIPTION	SHEET #
TITLE SHEET	1 OF 3
EXISTING CONDITIONS PLAN	2 OF 3
PROPOSED CONDITIONS PLAN	3 OF 3

Owner/Applicant

Philip Spagnoli/Ralph Rossi
3 Cleveland Drive
Croton On Hudson, NY 10520

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREOF STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREOF.

Authorized Agent

DATE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Brian J. Stokosa, P.E.
October 26, 2020	
October 21, 2020	
October 13, 2020	
Revisions	
Project No.	2020-248
License No.	089370

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
Riverside Apartments
Village of Croton-on-Hudson
Westchester County, New York

DRAWING
COVER SHEET

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	
6-12-20	BJS	Page 1 of 2

Landscape Design Seal and Signature

Signature

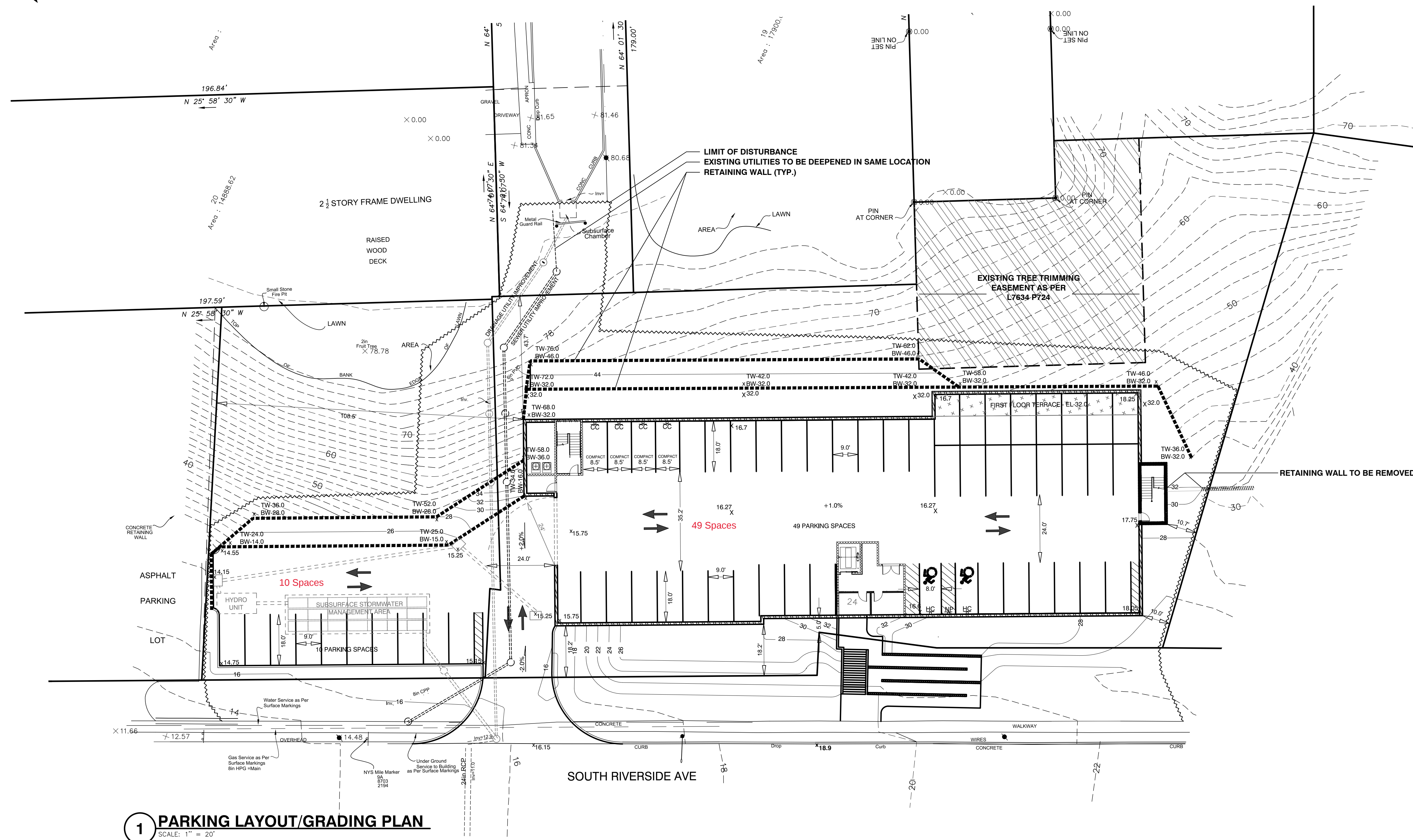
DATE

Surveyor's Seal and Signature

Signature

DATE



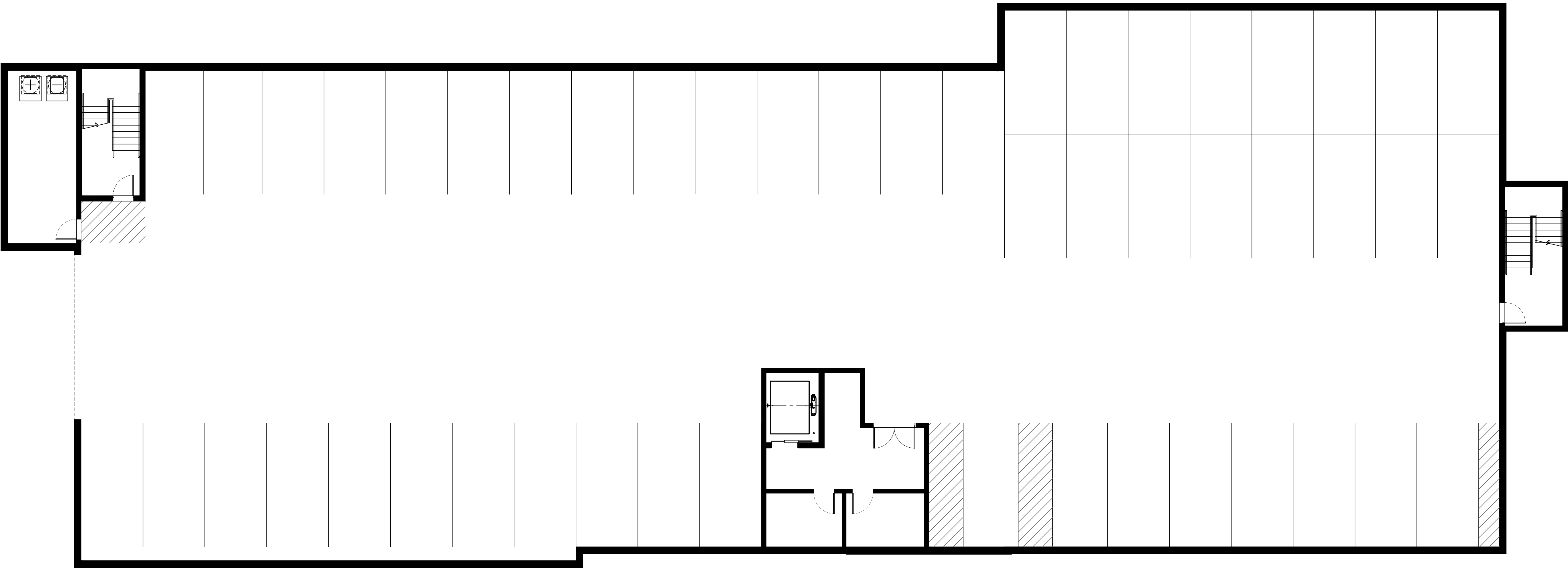


	Brian J. Stokosa, P.E.
OCTOBER 26, 2020	
OCTOBER 21, 2020	
Revisions	
Project No. 2020-248	License No. 083970

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

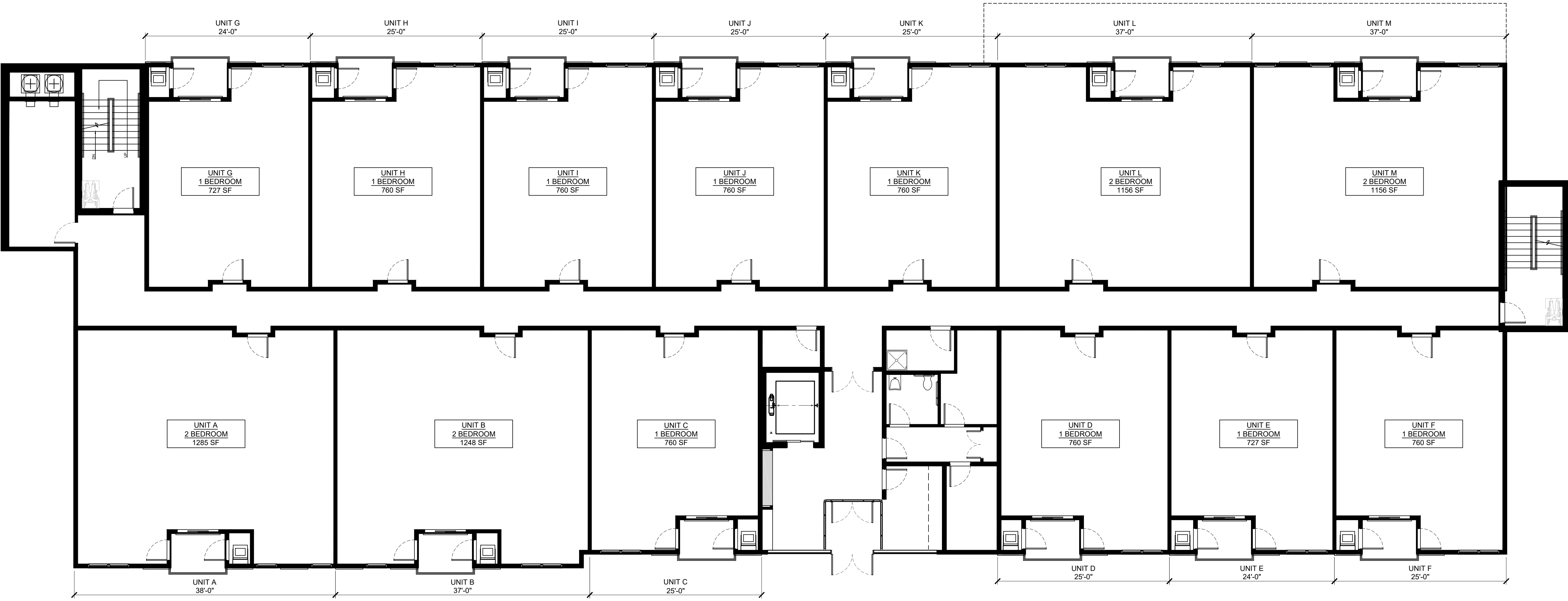
PARKING LAYOUT/GRADING PLAN

SCALE AS NOTED	DRAWN BY BJS	DRAWING No. 3 Page 3 of 3
DATE 6-12-20	CHECKED BY BJS	



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

		Brian J. Stokosa, P.E.	
Revisions			
Project No.		2020-248	License No. 089370
DAY STOKOSA ENGINEERING P.C.			
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202			
PROJECT Riverside Apartments Village of Croton-on-Hudson Westchester County, New York			
DRAWING GARAGE PLAN			
SCALE	DRAWN BY	DRAWING No.	
AS NOTED	GG	A100 1 of 5	
DATE	CHECKED BY		
10-27-20	BJJ		



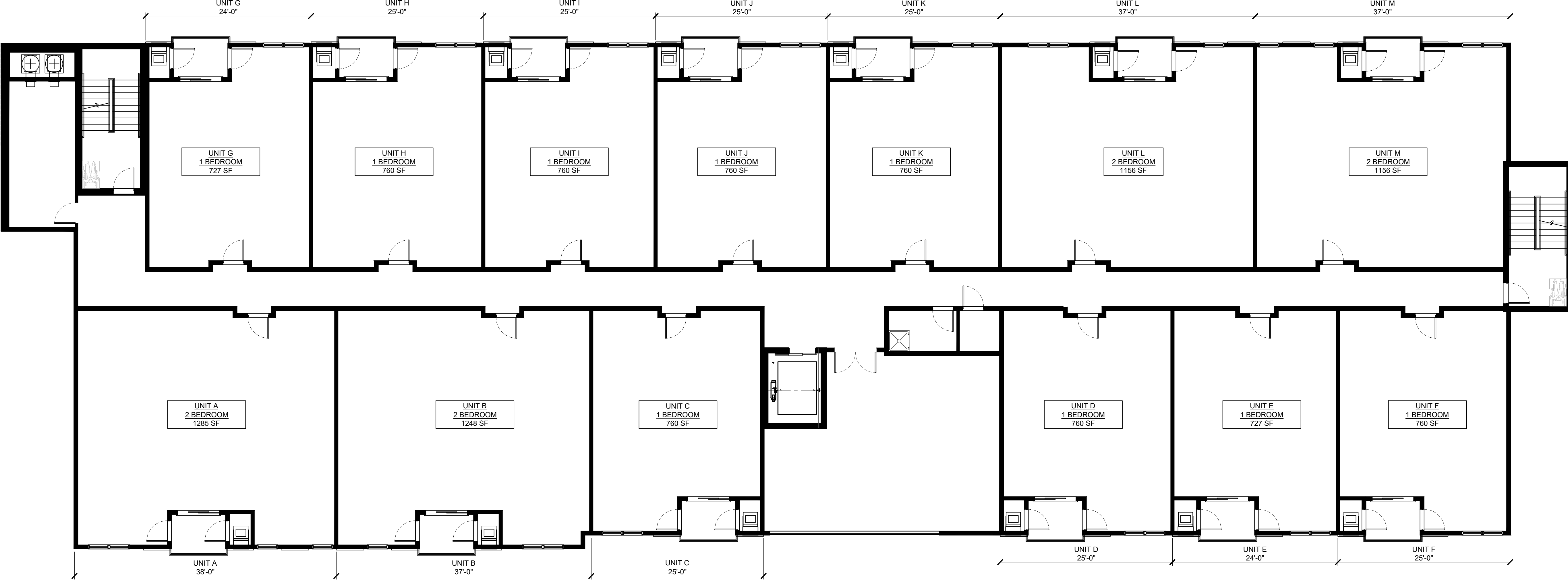
1 FIRST FLOOR PLAN
1/8"=1'-0"

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Project No. 2020-248		License No. 089370	
Project		Riverside Apartments Village of Croton-on-Hudson Westchester County, New York	
Drawing		FIRST FLOOR PLAN	
Scale	AS NOTED	Drawn By	GG
Date	10-26-20	Checked By	BJS
		Drawing No. A101 2 of 5	

DAY STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

Brian J. Stokosa, P.E.



1 SECOND FLOOR PLAN
1/8"=1'-0"

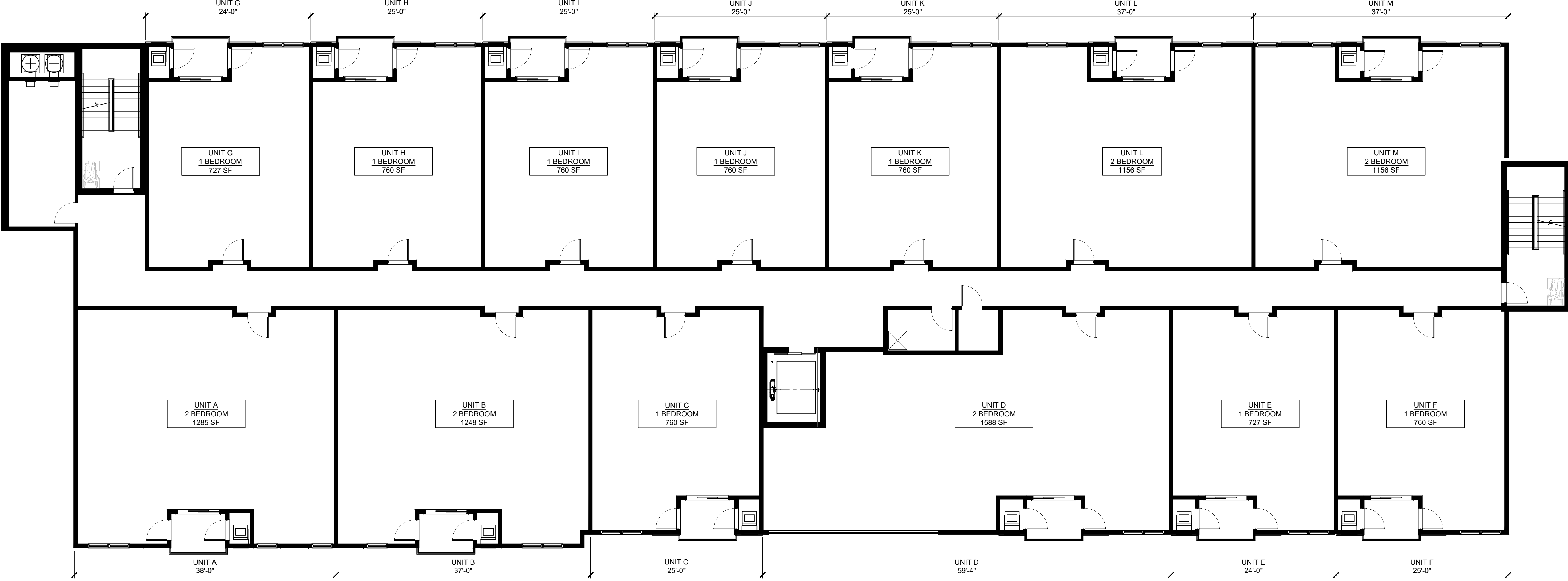
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Project No. 2020-248		License No. 089370	
Project		Riverside Apartments Village of Croton-on-Hudson Westchester County, New York	
Drawing		SECOND FLOOR PLAN	
Scale	AS NOTED	Drawn By	GG
Date	10-26-20	Checked By	BJS
		Drawing No.	A102
		3 of 5	

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

Brian J. Stokosa, P.E.



1 THIRD FLOOR PLAN
1/8"=1'-0"

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Project No. 2020-248		License No. 089370	
Project		Riverside Apartments Village of Croton-on-Hudson Westchester County, New York	
Drawing		THIRD FLOOR PLAN	
Scale	AS NOTED	Drawn By	GG
Date	10-26-20	Checked By	BJS
Project		A103	

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

DAY | STOKOSA
ENGINEERING P.C.

Brian J. Stokosa, P.E.

4 of 5

GRAPHIC ROOFING LEGEND

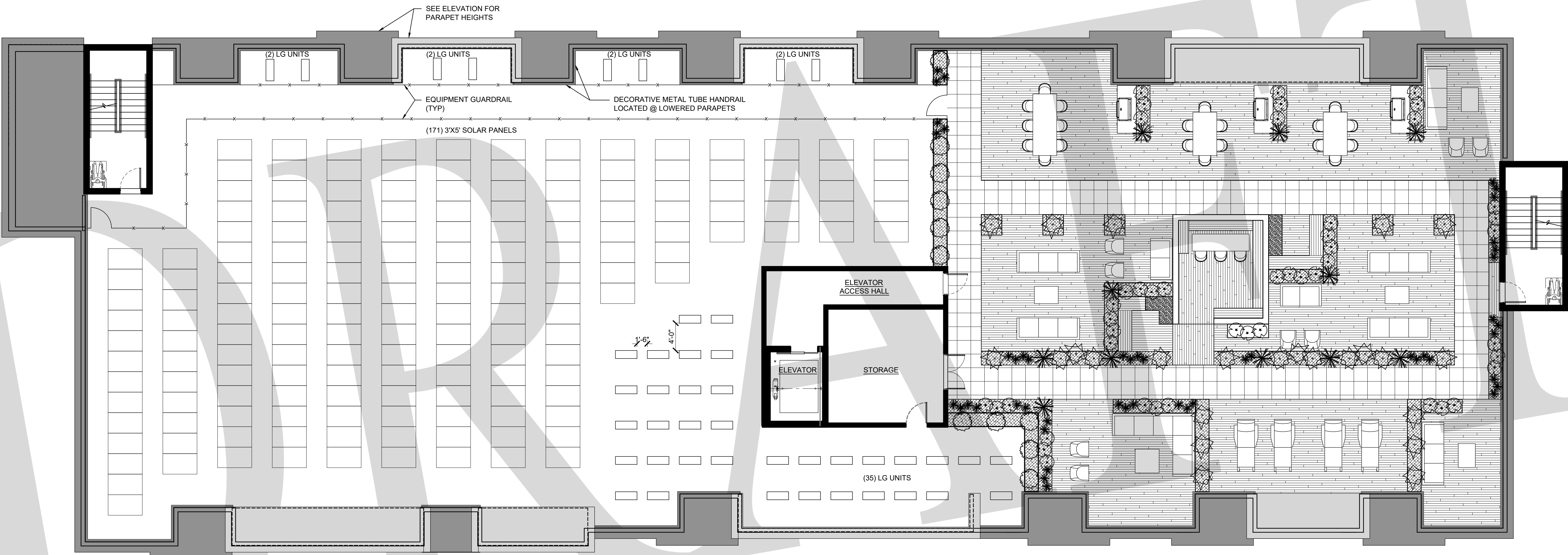
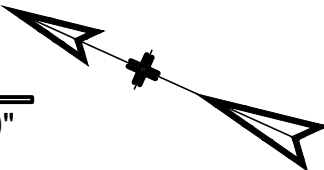
- IPE WOOD DECK TILES
- PORCELAIN DECK TILES
- MULCHED PLANTING AREAS
- WOOD BUILT IN BENCH
- LINE OF RAILING FOR UTILITY SEPARATION
- METAL PIPE GUARDRAIL

PROGRESS SET
NOT FOR CONSTRUCTION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, P.E.	
Revisions	
Project No.	2020-248
License No.	089370
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT Riverside Apartments Village of Croton-on-Hudson Westchester County, New York	
DRAWING ROOF PLAN	
SCALE AS NOTED	DRAWN BY GG
DATE 11-09-20	CHECKED BY BJS
DRAWING No. A104 5 of 6	

1 ROOF PLAN
1/8"=1'-0"



Gly	Botanical Name	Common Name	Size/Condition
1	Trees		
5	<i>Betula nigra</i> 'BNHTF'	DURA-HEAT RIVER BIRCH	7-8' B & B
15	<i>Cornus florida</i>	FLOWERING DOGWOOD	8'-9' B & B
22	<i>Ilex opaca</i>	AMERICAN HOLLY	7-8'
1	Shrubs		
14	<i>Aronia arbutifolia</i> 'Brilliantissima'	BRILLIANTISSIMA RED CHOKEBERRY	4-5'
27	<i>Clethra alnifolia</i> 'Rosea'	ROSEA SHEET PEPPERBUSH	3 GALLON
7	<i>Cornus alba</i> 'Siberica Variegata'	SIBERICA VAREGATA DOGWOOD	3 GALLON
83	<i>Ilex glabra</i> 'Shamrock'	SHAMROCK N-BERRY HOLLY	24-30"
51	<i>Ilex virginica</i> 'Henny's Garnet'	HENRY'S GARNET VIRGINIA WILLOW	3 GALLON
30	<i>Ilex verticillata</i> 'Red Sprite'	RED SPRITE HOLLY	3 GALLON
16	<i>Rosa virginiana</i>	VIRGINIA SHAMPO ROSE	3 GALLON
28	<i>Viburnum dentatum</i>	ARROWWOOD VIBURNUM	3-4'
15	<i>Viburnum dentatum</i>	LINDEN VIBURNUM	4-5'
15	<i>Viburnum opulus</i> 'Nanum'	NANUM EUROPEAN HIGHBUSH CRANBERRY	3 GALLON
1	Ornamental Grasses		
249	<i>Carex pensylvanica</i>	PENNSYLVANIA SEDGE	1 GALLON
41	<i>Panicum virgatum</i> 'Heavy Metal'	HEAVY METAL RED SWITCH GRASS	3 GALLON
144	<i>Schizachyrium scoparium</i>	LITTLE BLUE STEM GRASS	1 GALLON
1	Perennials and Annuals		
53	<i>Aster novae-angliae</i> 'Alert'	ALERT NEW ENGLAND ASTER	2 GALLON
15	<i>Baptisia australis</i>	BLUE WILD INDIGO	1 GALLON
28	<i>Coreopsis verticillata</i> 'Zagreb'	ZAGREB COREOPSIS	1 GALLON
66	<i>Geranium maculatum</i>	CROWN-FOOT	1 GALLON
47	<i>Iris sibirica</i>	SIBERIAN IRIS	1 GALLON
26	<i>Liatris spicata</i> 'Kobold'	KOBOLD SPKED BLAZING STAR	2 GALLON
64	<i>Matricaria struthiopteris</i>	OSTRICH FERN	1 GALLON
120	<i>Polystichum acrostichoides</i>	CHRISTMAS FERN	1 GALLON
14	<i>Penstemon digitalis</i> 'Husker Red'	HUSKER RED PENSTEMON	1 GALLON
45	<i>Phlox paniculata</i>	GARDEN PHLOX	1 GALLON
91	<i>Phlox subulata</i>	CREeping PHLOX	1 GALLON
41	<i>Rudbeckia fulgida</i> 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	1 GALLON
77	<i>Tiarella cordifolia</i>	FOAMFLOWER	1 GALLON
1	Groundcovers		
3	<i>Arctostaphylos uva-ursi</i>	BEARS GRAPE	1 GALLON

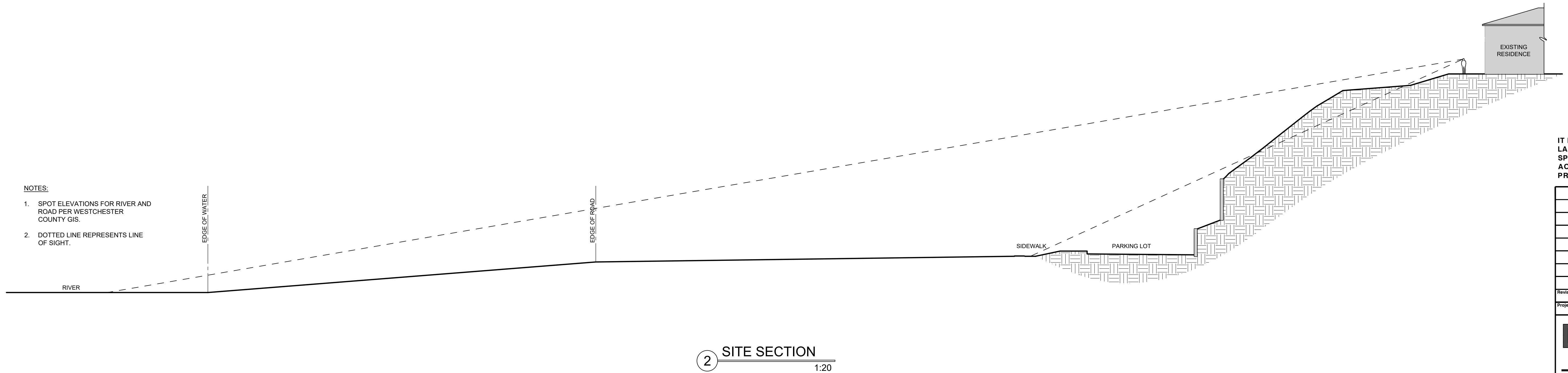
[illegible]

SCALE	$1'' = 16'-0''$
DRAWN BY	WHE
CHECKED BY	
DATE	8/18/2020
DATE OF PRINT	

PROJECT NO.

SHEET NO.

1/

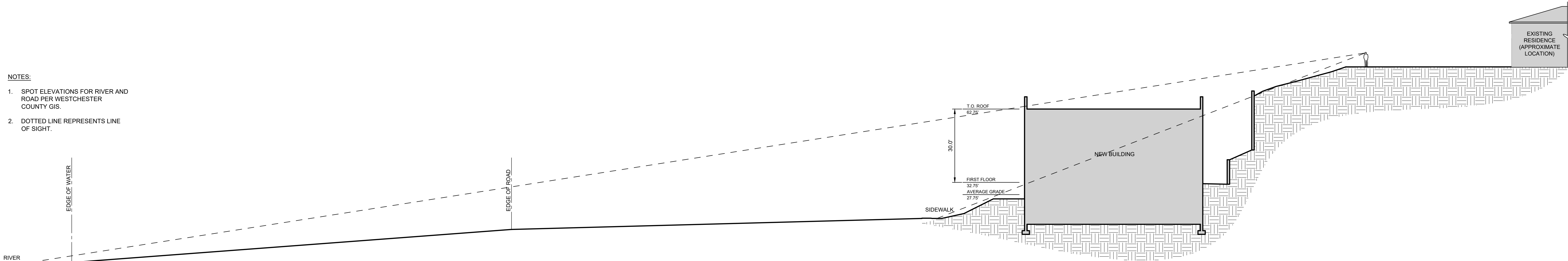


IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, P.E.	
Revisions	
Project No.	2020:248 License No. 089370
DAYSTOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT Riverside Apartments Village of Croton-on-Hudson Westchester County, New York	
DRAWING SITE ELEVATION & SECTIONS	
SCALE AS NOTED	DRAWN BY GG
DATE 10-27-20	CHECKED BY BJS
DRAWING No. C100 1 of 2	

NOTES:

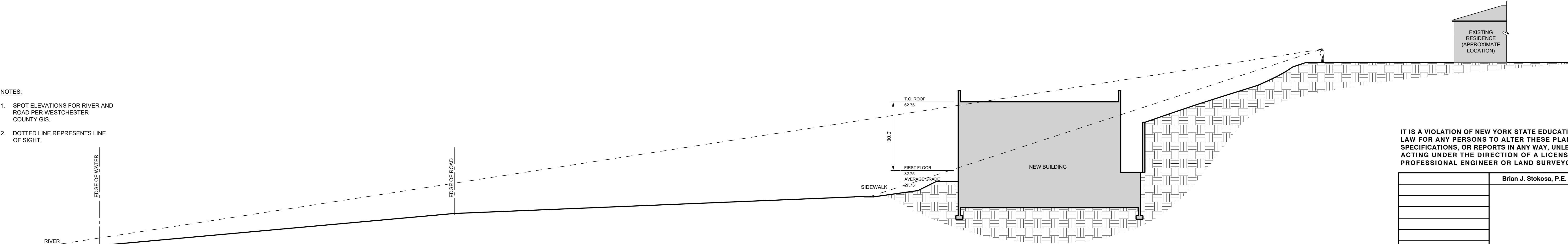
1. SPOT ELEVATIONS FOR RIVER AND ROAD PER WESTCHESTER COUNTY GIS.
2. DOTTED LINE REPRESENTS LINE OF SIGHT.



1 SITE SECTION
1:20

NOTES:

1. SPOT ELEVATIONS FOR RIVER AND ROAD PER WESTCHESTER COUNTY GIS.
2. DOTTED LINE REPRESENTS LINE OF SIGHT.



2 SITE SECTION
1:20

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, P.E.	
Revisions	
Project No.	2020-248 License No. 089370
DAYSTOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT Riverside Apartments Village of Croton-on-Hudson Westchester County, New York	
DRAWING SITE SECTIONS	
SCALE AS NOTED	DRAWN BY GG
DATE 10-27-20	CHECKED BY BJS
DRAWING No. C101 2 of 2	