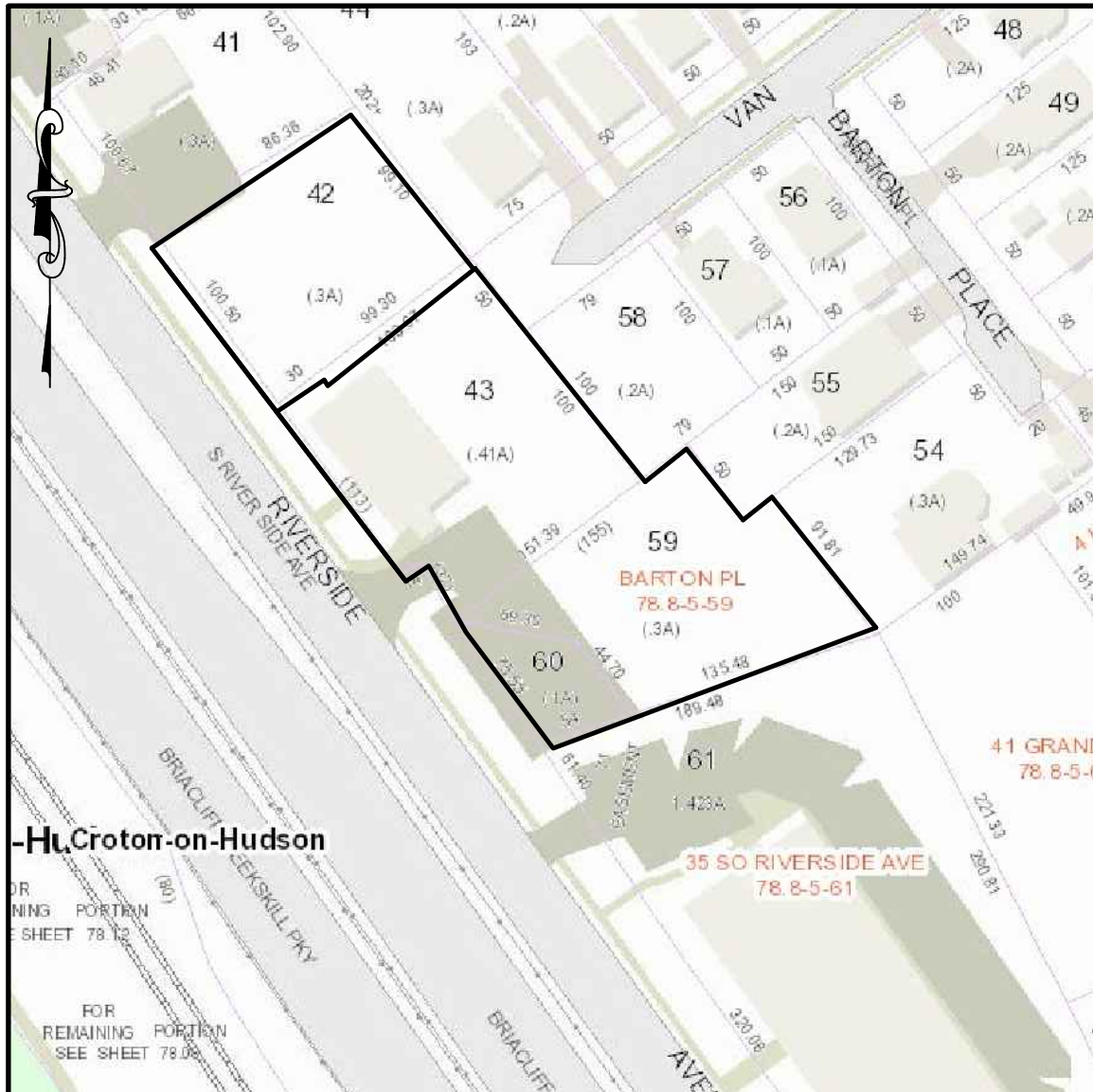


Site Plan for Riverside Apartments

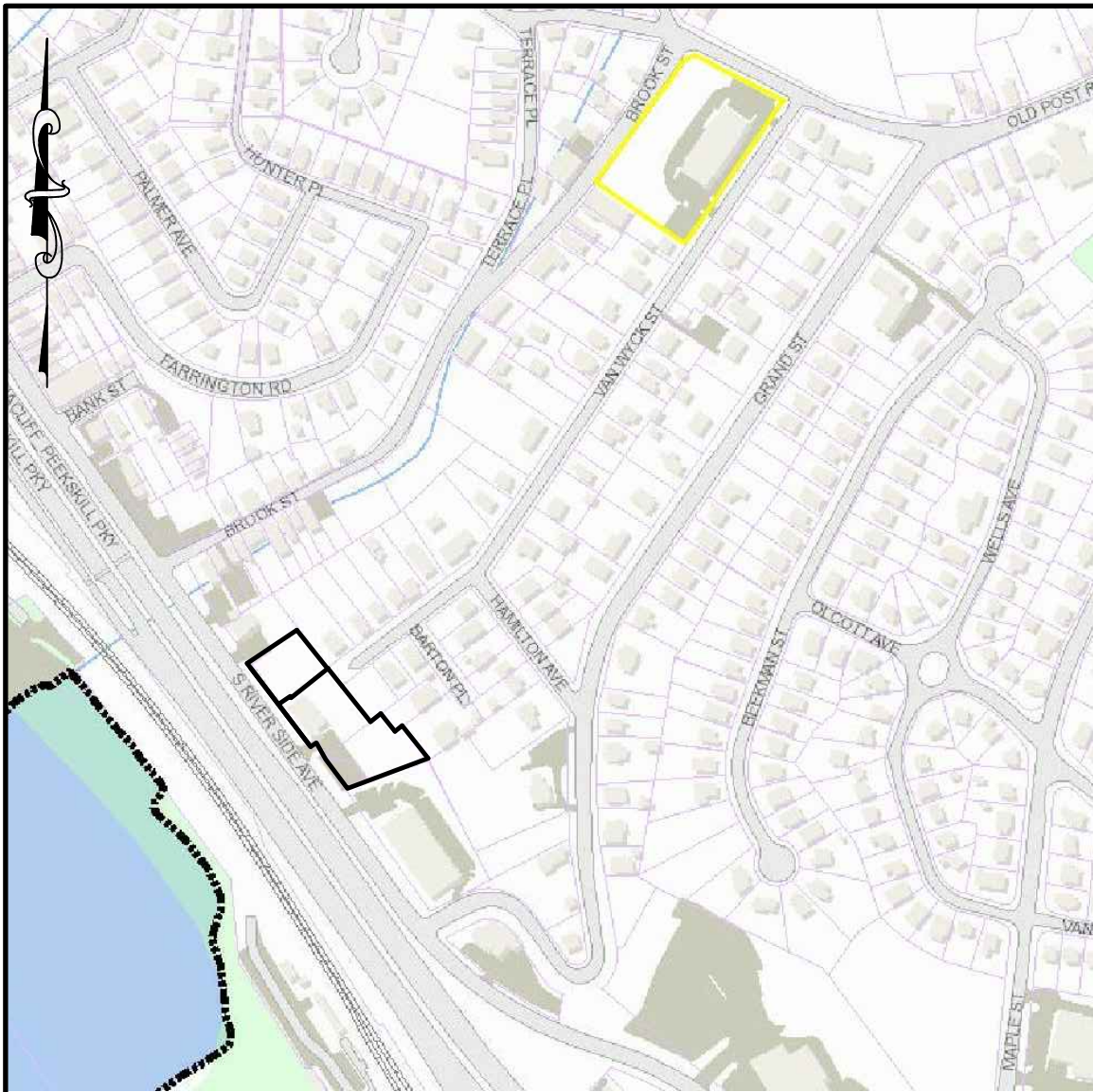
21-27 SOUTH RIVERSIDE AVENUE

VILLAGE OF CROTON ON HUDSON



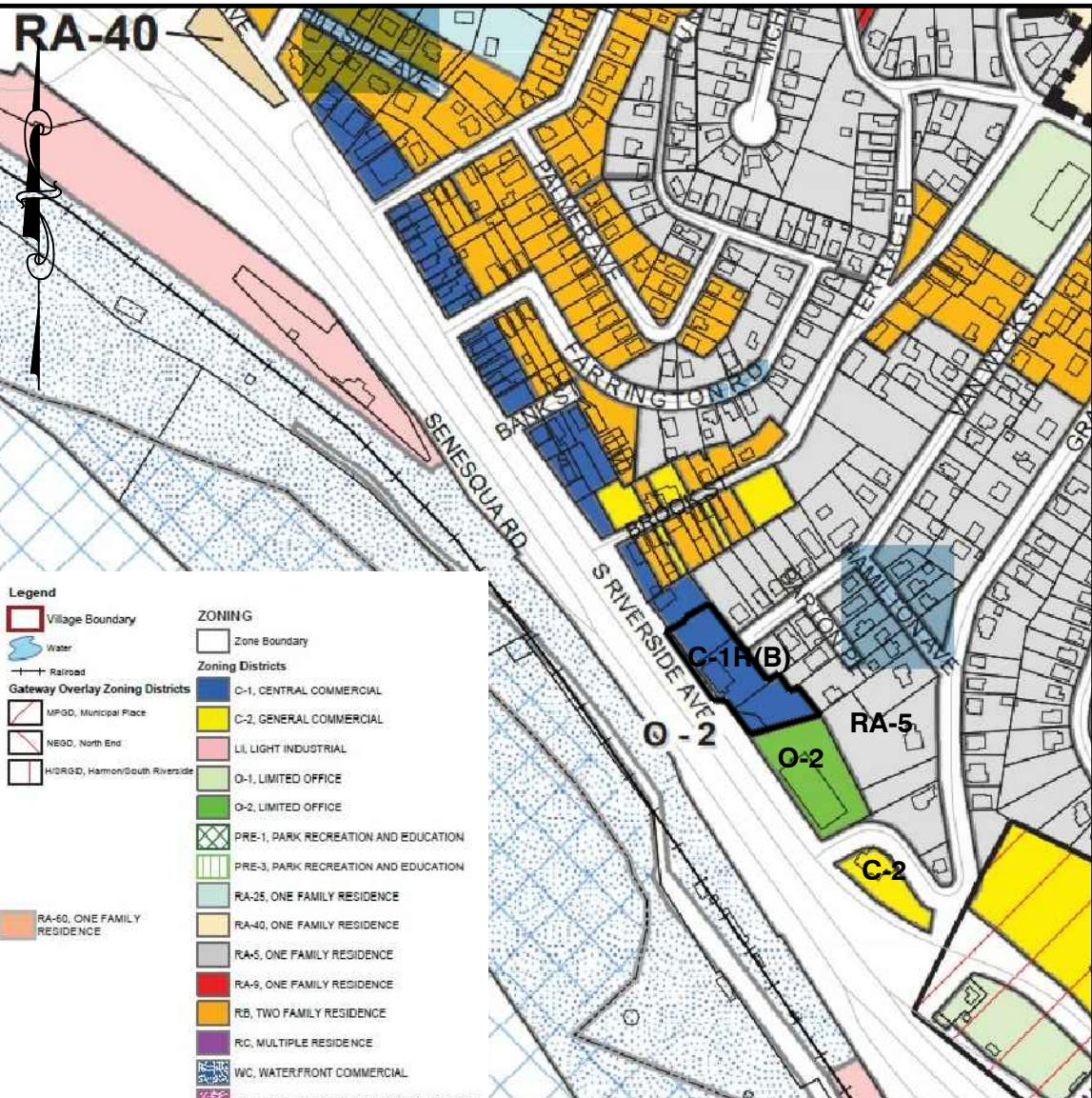
LOCATION MAP

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	39,261 S.F.			
Current Use:	2 Story Office Building			
Tax Map ID No.	MAP 78.80 * BLOCK 5 * LOT 42			
Total Acreage	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'	---	7.1'
Side Yard Setback *	N/A	10.2'	---	10.5'
Rear Yard Setback *	30'	73.8'	---	43.0'
Maximum Building Coverage				
Floor Area Ratio	0.8	0.15	---	0.80
Maximum Building Height				
Stories	3.0	2.0	---	
Feet	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	22,725 s.f.			
First	14,039 s.f.			
Second	14,039 s.f.			
Third	14,039 s.f.			
FL Total	42,117 s.f.			
Lot Area	52,586			
F.A.R.	0.80			
PARKING SPACE TABLE				
39 UNITS	1.5 Spaces per Unit			
Total Spaces Required	39 x 1.5 = 59 Spaces			
Total Spaces Provided	60 Spaces			

PLAN SET SHEET SCHEDULE

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

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.

Landscape Design Seal and Signature

Signature

DATE

Surveyor's Seal and Signature

Signature

DATE

Brian J. Stokosa, P.E.

October 13, 2020

Project No.

2020:248

License No.

089370

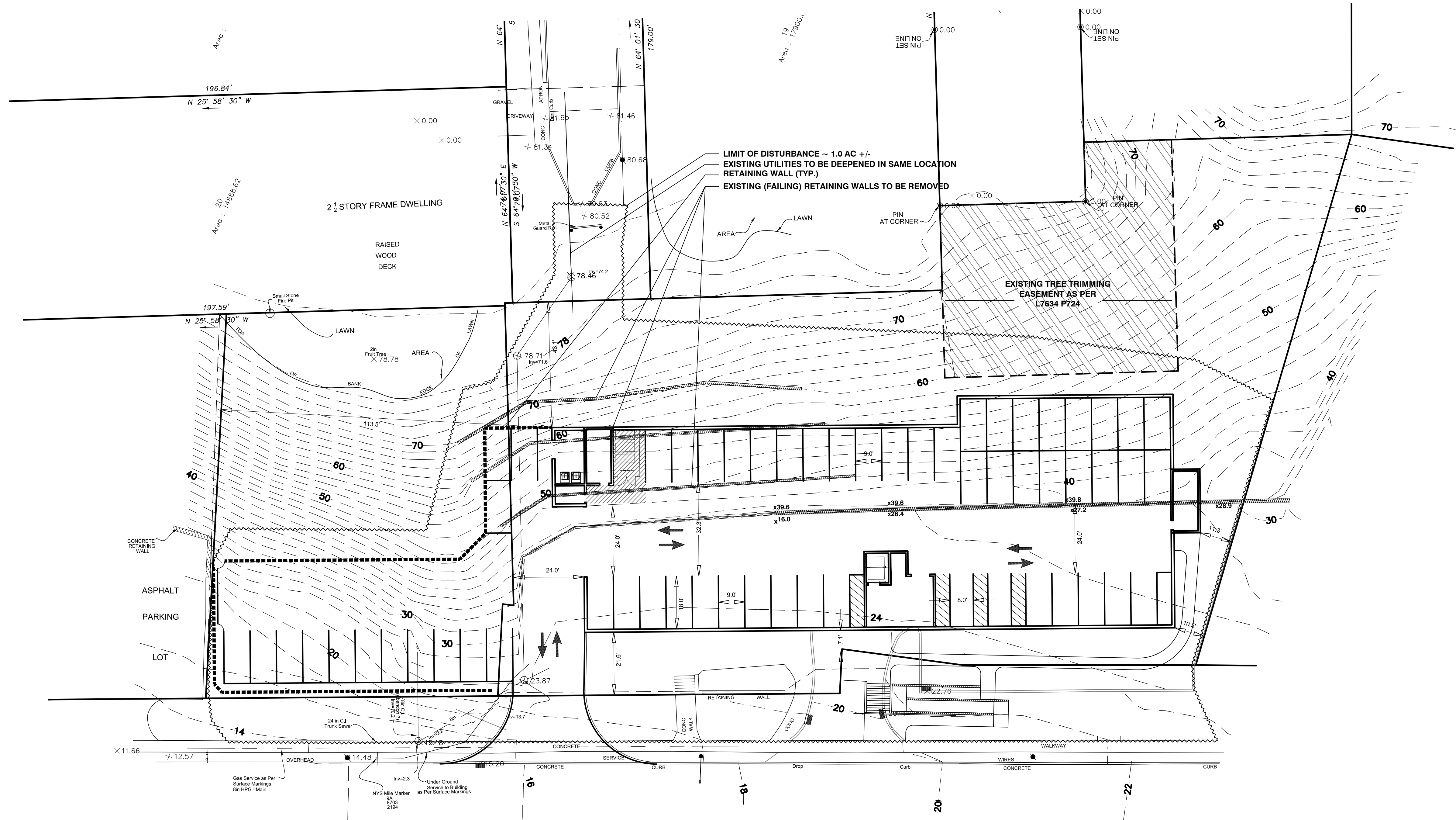
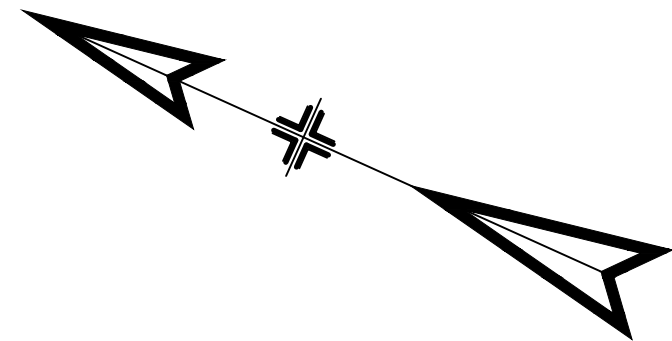
DAY STOKOSA
ENGINEERING P.C.

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

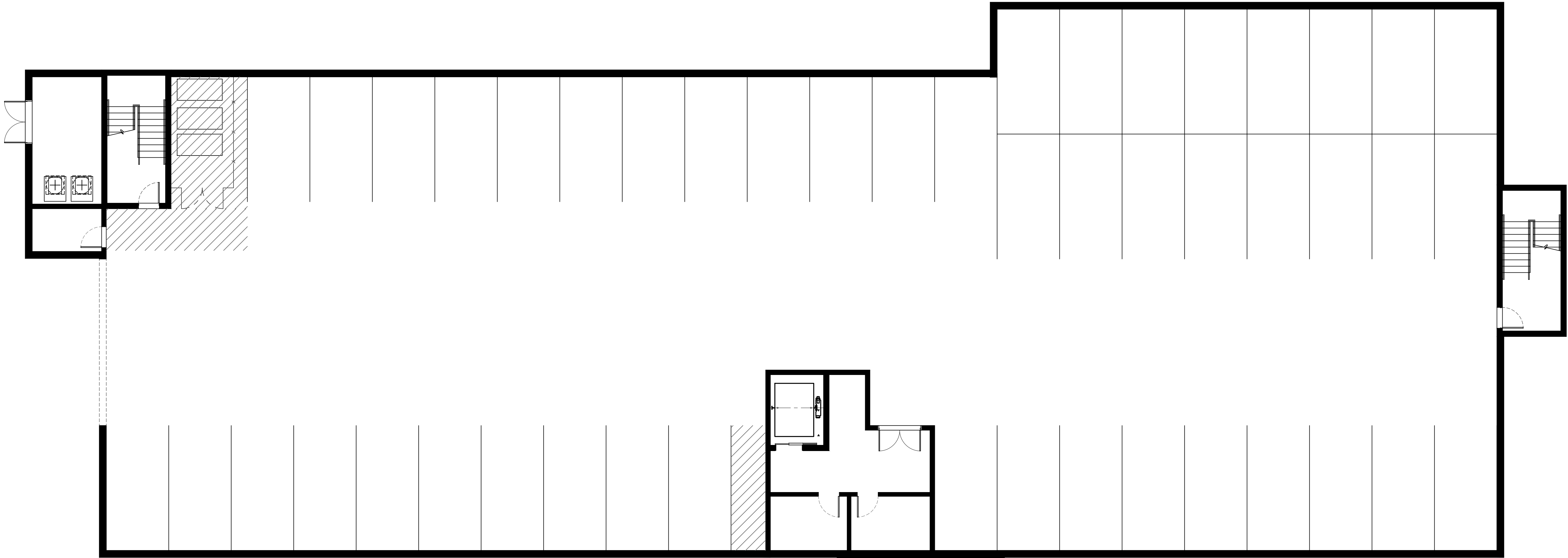
SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE	CHECKED BY	
6-12-20	BJS	Page 1 of 2



1 PARKING LAYOUT/GRADING PLAN
SCALE: 1" = 20'

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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: PARKING LAYOUT/GRADING PLAN			
SCALE: AS NOTED	DRAWN BY: BJS	3 Page 3 of 3	
DATE: 6-12-20	CHECKED BY: BJS		



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

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		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 AS NOTED	DRAWN BY GG	DRAWING No. A100 1 of 5
DATE 10-13-20	CHECKED BY BJS	



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

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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 FIRST FLOOR PLAN			
SCALE	DRAWN BY	DRAWING No.	
AS NOTED	GG	A101	
DATE	CHECKED BY	2 of 5	
10-13-20	BJS		



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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 SECOND FLOOR PLAN			
SCALE	DRAWN BY	DRAWING No.	
AS NOTED	GG	A102 3 of 5	
DATE	CHECKED BY		
10-13-20	BJS		



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

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DAY STOKOSA ENGINEERING P.C.			
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PROJECT Riverside Apartments Village of Croton-on-Hudson Westchester County, New York			
DRAWING THIRD FLOOR PLAN			
SCALE	DRAWN BY	DRAWING No.	
AS NOTED	GG	A103	
DATE	CHECKED BY	4 of 5	
10-13-20	BJS		



1 SCHEMATIC FRONT ELEVATION
GRADE TBD 1/8"=1'-0"

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3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202			
PROJECT			
Riverside Apartments Village of Croton-on-Hudson Westchester County, New York			
DRAWING			
SCHEMATIC ELEVATION			
SCALE	DRAWN BY	DRAWING No.	
AS NOTED	GG	A200	
DATE	CHECKED BY		
10-13-20	BJS	5 of 5	